STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,725,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

LEE A. COHEN — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TWO DOGS DEVELOPMENT, LLC	New Owner	**103-01-0-133.00** **091-13-0-171.00**
(NAME) **188 FRONT ST., SUITE 116-125**	(NAME)	
(ADDRESS) **FRANKLIN, TN 37064**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 820455 **DEEDWARR**
03/11/2022 02:04:21 PM 3 pgs
Fees: $18.00 Taxes: $6,382.50

20220311-0028887

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, EDDIE L. PORTER AND BARBARA K. PORTER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TWO DOGS DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

****SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF SAID PROPERTIES.****

This conveyance is subject to matters shown on the Plan of record in Plat Book 8250, page 909; (Property 1) Matters shown on the Plan of record in Plat Book 1424, page 18; (Property 2) Agreement with City of Nashville of record in Book 2593, page 566; (Property 1) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3672, page 478 and Book 4014, page 652; (Property 1) Grant of Gas Service Line or Fuel Line Easement to Nashville Gas Company of record in Book 5837, page 640; (Property 1)Agreed Order of Possession recorded in Book 8777, page 420 and Book 8789, page 923 (Property 1); and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **408 AMERICAN ROAD & 425-A WESTBORO DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-408/425

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10 day of March, 2022.

EDDIE L. PORTER

BARBARA K. PORTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EDDIE L. PORTER AND BARBARA K. PORTER, HUSBAND AND WIFE,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of March, 2022.

My commission expires: **May 2, 2022**

Notary Public

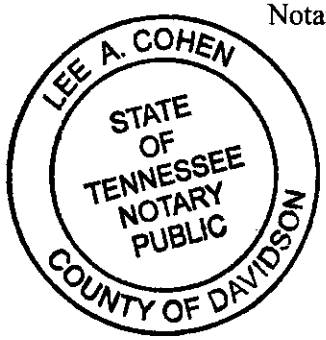


EXHIBIT "A"
Legal Description

Property 1:
(Commonly known as 408 American Road, Nashville, TN 37209; Map/Parcel103-01-0-133.00)

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the plan of A Revision of Lot 3 of Charlotte Park Commercial Area, of record in Plat Book 8250, Page 909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EDDIE L. PORTER JR., by deed from T. C. SUMMERS, INC., A TENNESSEE CORPORATION, of record in Book 11114, page 201, dated September 15, 1998, said Register's Office. Being further conveyed to EDDIE L. PORTER AND BARBARA K. PORTER, HUSBAND AND WIFE, by quitclaim deed from EDDIE L. PORTER, JR., of record in Instrument No. 20210329-0040638, dated March 25, 2021, said Register's Office.

Property 2:
(Commonly known as 425-A Westboro Drive, Nashville, TN 37209; Map/Parcel 091-13-0-171.00)

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of Section One, Westboro Subdivision, as shown by plat of record in Plat Book 1424, Page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

For reference: Beginning at a point on the southwesterly margin of Westboro Drive at the comer of Lots Nos. 49 and 50; thence with the line between said two lots, southwestwardly 205.6 feet; thence southeastwardly 174.10 feet to the northwesterly margin of Bruce Drive; thence with same around a slight curve, northeastwardly 158.9 feet to the beginning of another curve; thence around said curve with a radius of 25 feet, northeastwardly 36.91 feet to the southwesterly margin of Westboro Drive; thence with the margin of the same, northwestwardly 110.8 feet to the beginning.

In addition subject property includes that portion of Bruce Drive that was closed per Bill No. 69-1001 of Metropolitan Council of Davidson County, Tennessee.

Being the same property conveyed to EDDIE L. PORTER AND BARBARA K. PORTER, HUSBAND AND WIFE, by deed from TAZIA M. SMITH, UNMARRIED, of record in Instrument No. 20090908-0083896, dated August 27, 2009, said Register's Office.