THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 915002 DEEDWARR
09/09/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220909-0101296

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
SSE Investors, LLC 2147 Burns St. Nashville, TN 37216	Owner	061-07-0-086.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Watts Investment Corp. Inc., a Tennessee Corporation**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **SSE Investors, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A tract of land in the 11thCivil District of Davidson County, on the easterly side of Gallatin Pike and marked "Future Development" on the Plan of Section One, King Subdivision, of record in Book 1130, page 94, Register's Office for Davidson County, Tennessee described as follows:

BEGINNING at the southwest corner of Lot 28 of Section One, King Subdivision; thence with the west line of said lot northwardly 87 feet to a point 162 feet south of the southerly margin of Richmond Drive; thence westwardly 300.4 feet to the easterly margin of Gallatin Pike; thence with the easterly margin of said Pike southwardly 87 feet; thence eastwardly 300.4 feet to the southwest corner of Lot 28, the point of BEGINNING.

Being the same property conveyed to Robert S. Watts, married by Warranty Deed from Cheryl T. Miller of record in Instrument number 20050411-0039305, dated April 6, 2005 and recorded on April 11, 2005, Register's Office for Davidson County.

Being the further conveyed to Watts Investment Corp., a Tennessee corporation by Quit Claim Deed from Robert S. and Angela M. Watts, a married couple, of record in Instrument number 20051101-0131957, dated November 1, 2005 and recorded on November 1, 2005, Register's Office for Davidson County.

This property commonly known as 4602 Gallatin Pike, Nashville, TN 37216*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand of the Grantor's authorized representative, this 9 day of September, 2022:

Watts Investment Corp. Inc., a Tennessee Corporation

By: x Robert S. Watts

Name: Robert S. Watts

Title: President

By: x Angela M. Watts

Name: Angela M. Watts

Title: Vice President

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid,

personally appeared Robert S. Watts and Angela M. Watts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the President and Vice President of **Watts Investment Corp.**, the within named bargainors, and further acknowledged that such person executed the foregoing instrument in behalf of **Watts Investment Corp.** for the purposes therein contained.

Witness my hand and official seal on this the 9 day of September, **2022**:

NOTARY PUBLIC

My Commission Expires:_____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$800,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 9 DAY Of September, 2022:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-9-22 (date of document).

Date: 9-9-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 9th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6.14.2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY