Karen Johnson Davidson County
Batch# 1003201 DEEDWARRSP
05/15/2023 01:05:30 PM 4 pgs
Fees: $23.00 Taxes: $9,620.00
20230515-0036115

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36530-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Roof Dog Beverages LLC ATTN: Josh Buckley 800 44th Avenue North Nashville, TN 37209	New Owner	10512006500

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **S & D Futures, LLC, a Mississippi limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Roof Dog Beverages LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows (the "Real Estate"):

> LAND in Davidson County, Tennessee being Lot No. 3 on the Plan of Herron Drive Development Resubdivision of Lot No. 2 as of record in Book 6050 Page 127 Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property conveyed Daniel R. Snell and wife, Sandra Y. Snell by Deed dated May 7, 2008 from Chris Bender, of record in Instrument No. 20080512-0048751, and further conveyed to S&D Futures, LLC, a Mississippi limited liability company, by Quitclaim Deed dated March 15, 2023 from Daniel R. Snell and wife, Sandra Y. Snell, of record in Instrument No. 20230315-0018696, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 344 Herron Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12th day of May, 2023.

S & D Futures, LLC, a Mississippi limited liability company

By: _____
Name: Daniel R. Snell
Its: Member

STATE OF Tennessee]
COUNTY OF Davidson]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel R. Snell, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of S & D Futures, LLC, a Mississippi limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

WITNESS my hand, ~~at office~~, this 12th day of May, 2023.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

_____
Affiant

Subscribed and sworn to before me this 12th day of May, 2023.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 10512006500. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

2. All matters as shown on the plan of record in Plat Book 6050, Page 127, Register Office for Davidson County, Tennessee.

3. Agreement to maintain Private Drive, of record in Book 6453 Page 33, said Register's Office.

4. Easement Deed by Court Order in Settlement of Landowner Action to Sprint Communications Company, of record in Instrument No. 20140114-0003778, and Affidavit of record in Instrument No. 20140416-0031703, said Register's Office.

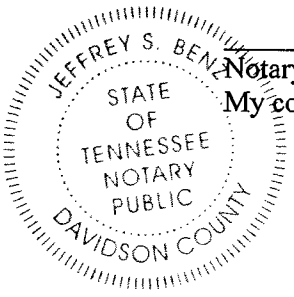
5. All matters as shown on the ALTA/NSPS Land Title Survey of 344 Herron Drive by U.S. Surveyor, Michael J. Feldbusch, TN R.L.S.# 3319, dated February 27, 2023 as Job Number SS56035.DWG.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 May 15, 2023.

John T. Cook, Esq.
Date: May 15, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this May 15, 2023.



Notary Public
My commission expires: July 3, 2023