Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
TEVRE, LLC 1920 Warfield Drive Nashville, TN 37215-3423	Tax Map and Parcel: 142-00-0-214.00	SAME AS NEW OWNER
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($2,600,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WATTS INVESTMENT CORP., a Tennessee Corporation** ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey to **TEVRE, LLC, a Tennessee limited liability company** ("Grantee") Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantors' interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its heirs, successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

This is improved property located on 222 & 224 Old Hickory Boulevard, Davidson County, Tennessee, 37221 containing 0.843 acres more or less.

Karen Johnson Davidson County
Batch# 1052287 **DEEDWARR**
09/20/2023 01:25:21 PM 5 pgs
Fees: $28.00 Taxes: $9,620.00



20230920-0074004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 19th day of September 2023.

Notary Public

My Commission expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Witness, this the 19th day of September 2023.

Watts Investment Corporation, a Tennessee corporation

Robert Watts Pres.

By: Robert Watts, President & Sole Stockholder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Watts**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged to me that he is the President of Watts Investment Corp., a Tennessee corporation, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Watts Investment Corp., by signing his name as such President.

Witness my hand and official seal on this the 19th day of September 2023.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Exhibit A
Legal Description

Being and lying in the 2nd Civil District of Davidson County, Tennessee, and lying East of Old Hickory Blvd., and being more particularly described as follows:

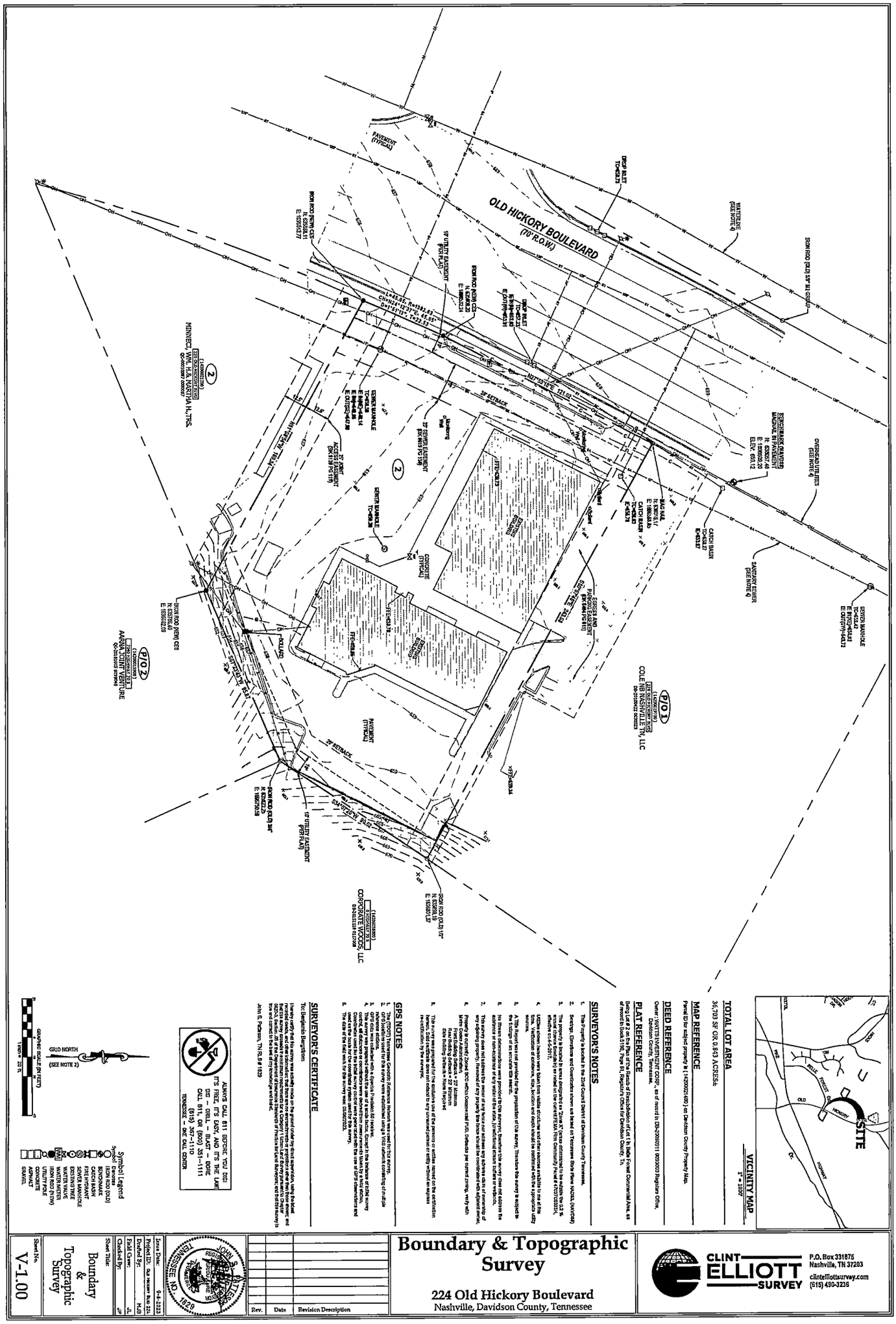
Beginning at a p.k. nail in the east margin of Old Hickory Blvd; said p.k. nail being the northwest corner of the tract being described, and the southwest corner of Kinfolk Realty Company, as recorded in Deed Book 7847, Page 337; thence with Kinfolk Realty Company South 63 degrees 40 minutes 37 seconds East for a distance of 243.95 feet to an iron pin found; said iron pin found being the northeast corner of the tract being described and the southeast corner of Kinfolk Realty Company, and the west boundary of Nashville Highlands, LLC. as recorded in Deed Book 7755, Page 45; thence South 31 degrees 41 minutes 00 seconds West for a distance of 89.93 feet to an iron pin set; said iron pin set being the northeast corner of Belle Forest Properties, as recorded in Deed Book 7951, Page 196; thence with Belle Forest Properties South 64 degrees 40 minutes 53 seconds West for a distance of 96.67 feet to an iron pin set; said iron pin set being the southeast corner of the tract being described and being the northeast corner of WM H. and Martha Minneci, TRS as recorded in Deed Book 7929, Page 928; thence with Minneci, TRS. North 63 degrees 51 minutes 45 seconds West for a distance of 169.34 feet to a p.k. nail in the East margin of said road; said p.k. nail being the Southwest corner of the tract being described and being the Northwest corner of Minneci; thence with margin of said road and a curve to the right having a radius of 1392.63 feet and a length of 45.05 feet and having a chord bearing and distance of North 21 degrees 29 minutes 46 seconds East for a distance of 45.05 feet to a point; thence North 25 degrees 10 minutes 27 seconds East for a distance of 121.02 feet to the point of beginning and containing 0.84 acres as surveyed by Kenneth Carroll, RLS Tennessee License Number 1335, August 28, 2008.

Being the same property conveyed to Watts Investment Corp., by Warranty Deed from Harold E. Crye, Trustee for the Harold E. Crye Living Trust Dated 1/16/95 of record in Instrument No. 20080911-0093003, Register's Office for Davidson County, Tennessee, dated September 2, 2008 and recorded on September 11, 2008.

Exhibit B
Permitted Encumbrances

1. Taxes for the year 2023 and subsequent years.
2. Subject to all matters shown on the Plan of record in Plat Book 4175, Page 73, Register's Office for Davidson County, Tennessee.
3. Subject to all matters, including but not limited to all easements, as shown and described on the Plan of record in Plat Book 5190, Page 61, as amended by Book 5582, Page 432, Book 8339, Page 344, re-recorded in Book 8404, Page 811 and Book 9133, Page 119, Register's Office for Davidson County, Tennessee.
4. Agreement(s) for Dedication of Easement for Sewer Line of record in Book 9019, Page 156, in the Register's Office for Davidson County, Tennessee.
5. Subject to all that tract of land conveyed to the State of Tennessee for a Right of Way by Warranty Deed of record in Book 7874, Page 749, in the Register's Office for Davidson County, Tennessee.
6. Subject to all matters as stated by the survey and surveyor's report of Regan-Saith-Murphy and Associates, Inc. dated January 16, 1986 and January 23, 1986, respectively, (Job No. 79-077) as referenced in Quitclaim Deed of record in Book 7776, Page 325, in the Register's Office for Davidson County, Tennessee.
   Said matters are including but not limited to:
   (a) Access easements along each side line of the subject property of which the access easement along the north boundary line is of record in Book 5582, Page 432, Register's Office for Davidson County, Tennessee.
   (b) The pavement is contiguous with pavement on each side of the property.
   (c) Power, telephone an cable lines running along the west property line with a 10 foot utility easement.
   (d) A 10 foot utility easement with power poles and lines at the rear (east of the property).
   (e) A manhole near the center of the property.
   (f) A gas meter.
   (g) A 12 inch block wall near the east property line which runs north to south and encroaches on the adjacent property on the north.
   (h) A 4 foot concrete flume in the southeast corner encroaches onto the adjacent property.
   (i) A note of the survey stating: "Utilities shown were taken from visible structures in the field and information supplied to us by phone conservations with these agencies. Verification of existence, location and depth should be made before any decision relative thereto is made. Availability of service should be confirmed with the appropriate utility company.

EXHIBIT C


OLD HICKORY BOULEVARD
(70' R.O.W.)
SITE
VICINITY MAP
1" = 1000'
SURVEYOR'S NOTES
1. This Property is located in the 22nd Council District of Davidson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83, (NAVD88)
3. This property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as mapped on the current FEMA Flood Insurance Rate Map, Community Panel # 47037C0331H, effective 04-5-2017.
4. Utilities shown hereon were taken from visible structures and other evidence available at time of the survey. The accuracy or completeness of subsurface utilities is not guaranteed. Prior to excavation, the location and depth thereof is to be determined and/or supplied by utility sources.
5. A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the findings of an accurate title search.
6. No Stream determinations were provided to the surveyor, therefore this survey does not address the existence of non-existence of any water of the state, jurisdictional streams buffers or wetlands.
7. This survey does not address the owner of any fence nor address any fence as to ownership of any adjoining property. Ownership of any property line fences should be coordinated with adjacent owners.
8. Property is currently Zoned SCC- within Commercial PUD, Definable per current zoning, verify with Metro Planning Department.
9. Title survey was prepared for the exclusive use of the persons or entities named on the certification hereon. Data contained here will not extend to any unnamed person or entity without our express re-certification by the surveyor.

GPS NOTES
1. The (TDOT) Tennessee Cooperative Reference Network was used for this survey.
2. GPS positions used for this survey were established using a VRS network consisting of multiple GPS base stations.
3. GPS data was collected within a Special Precision 50 meters.
4. This survey was prepared without the use of a Title Report. Except as the surveyor is aware of.
5. The Bearing Basis for this survey is based on the Tennessee State Plane Coordinate System (NAD83). Coordinates used for this survey are in U.S. Survey Feet and were held in the use of GPS observations and other conventional survey procedures.
6. The date of the field work for this survey was: 03/02/2023.

SURVEYOR'S CERTIFICATE
To: Benjamin Bergstrom

I hereby certify that this survey was actually made on the ground under my direct supervision, and to the best of my knowledge, information and belief, the survey is correct. I further certify that this survey meets or exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-03 of the Tennessee Department of Commerce and Insurance, Board for Licensing Professional Engineers and Professional Land Surveyors, and that this survey is true and correct to the best of my knowledge and belief.

John S. Pickens, TN RLS # 1829

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TENNESSEE – ONE CALL CENTER

GRID NORTH
(SEE NOTE 2)
GRAPHIC SCALE (IN FEET)
1 INCH = 20 FT.

Symbol Legend
IRON ROD (OLD)
BENCHMARK
CATCH BASIN
FIRE HYDRANT
SEWER MANHOLE
EXISTING TREE
WATER VALVE
WATER METER
UTILITY POLE
CONCRETE
ASPHALT
GRAVEL

TOTAL LOT AREA
36,703 SF OR 0.843 ACRES±

MAP REFERENCE
Parcel ID for subject property is (072002L480) on Davidson County Property Map.

DEED REFERENCE
Owner: (WHITE'S INVESTMENT CORP., as of record in DB-20080211 0003003 Register's Office, Davidson County, Tennessee.

PLAT REFERENCE
Being Lot # 2 on the Plan of the Resub of Resubdivision of Lot 1 in Belle Forest Commercial Area, as of record in Book 5196, Page 91, Register's Office for Davidson County, TN.

Boundary & Topographic Survey
224 Old Hickory Boulevard
Nashville, Davidson County, Tennessee

CLINT ELLIOTT SURVEY
P.O. Box 331875
Nashville, TN 37203
clintelliottsurvey.com
(615) 490-3236

Rev.	Date	Revision Description

Issue Date: 9-4-2023
Project ID: G:\Projects\ Box 224
Drafted By: HJB
Field Crew: JL
Checked By: JP
Sheet Title: Boundary & Topographic Survey
Sheet No. V-1.00