WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Bryant Edwards 111 Gaile Drive Old Hickory, TN 37138	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 63-04; 68.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

A. Ronald Dugger

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Bryant Edwards, unmarried and Ronda Duke, unmarried

HEREINAFTER called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Polly Acres, City of Lakewood, Davidson County, Tennessee, as of record in Book 3700, page 57, Register's Office for Davidson County, Tennessee, as recorded in Book 3700, page 90.

Said Lot No. 4 fronts 90 feet on the easterly side of Gail Lane and runs back between lines, 199.81 feet on the northerly line and 199.81 feet on the southerly line to a dead line in the rear upon which is measured 90 feet.

Being the same property conveyed to A. Ronald Dugger and wife, Shelby Jean Dugger, by warranty deed from James A. Anderson and wife, Judy A. Anderson dated December 19, 2001, of record as Instrument No. 20011226-0142054, Register's Office for Davidson County, Tennessee. Shelby Jean Dugger is now deceased.

This is improved ☐ property known as 111 ~~Gayle~~ Gaile Drive, Old Hickory, TN 37138

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 9th day of November, 2005.

Davidson County DEEDWARR
Recvd: 11/10/05 09:12 2 pg
Fees:13.00 Taxes:492.29

20051110-0136222

A. Ronald Dugger

A. RONALD DUGGER

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **A. RONALD DUGGER,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument with the full power and authority as Trustee, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 7th day of November, 2005.

NOTARY PUBLIC

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $133,050.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 9th day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 10-19-08

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY