WARRANTY DEED

G-KW-11-1807A&B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Thomas Dugger	William Thomas Dugger	
818 Fatherland, Unit #3 (ADDRESS)	(NAME) 818 Fatherland, Unit #3 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	83-14-284.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DICKERSON DEVELOPMENT FAMILY, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM THOMAS DUGGER, MARRIED AND ASHLEY DUGGER, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNITS A & B OF WOLF DEN TOWNHOMES, A PLANNED UNIT DEVELOPMENT, AS SHOWN OF RECORD IN INSTRUMENT NUMBER 20111014-0080157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ROBERT W. DICKERSON, SUCCESSOR TRUSTEE OF THE DORIS DICKERSON TRUST DATED 8/31/2007 TO DICKERSON DEVELOPMENT FAMILY, LLC AS RECORDED ON THE 30TH DAY OF MARCH, 2010 IN INSTRUMENT NO. 20100330-0023490 AND WARRANTY DEED FROM MARK JOHNSON TO DORIS H. DICKERSON AS RECORDED ON THE 25TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040825-0102990, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1807A & 1807B Boscobel Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 7th day of December, 2011.

Dickerson Development Family, LLC

By: _____
Robert W. Dickerson, Authorized Agent

BILL GARRETT, Davidson County
Trans:T20110079244 DEEDWARR
Recvd: 12/15/11 08:41 2 pgs
Fees:13.00 Taxes:388.50
20111215-0097475

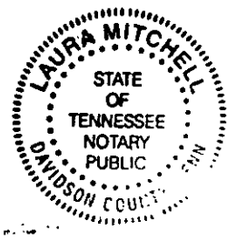
STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of December, 2011, before me personally appeared Robert W. Dickerson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Dickerson Development Family, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of December, 2011.

Notary Public

My Commission Expires: 5/20/14



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903