2 GSRM. Box 44

BILL GARRETT, Davidson County
Trans:T20120063750 DEEDWARR
Recvd: 08/27/12 08:53 3 pgs
Fees:18.00 Taxes:1961.00
20120827-0076670

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $530,000.00. Affiant Subscribed and sworn to before me, this ____, day of August, 2012. Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows:
Christopher Parr and Georganne Parr
4440 Brush Hill Road
Nashville, TN 37216

Send Tax Bills To:

Map-Parcel Number:
051-16-0-021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Keith Allen Dugger and John Alan Dugger, Trustees of the Dugger 2002 Receptacle Trust dated December 18, 2002**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **R. Christopher Parr and wife, Georganne Daniel Parr**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, Final Plat, Section One, Addition to A.J. McGauhey's Hayesboro Subdivision, of record in Plat Book 5190, page 501, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith Allen Dugger and John Alan Dugger, Trustees of the Dugger 2002 Receptacle Trust dated December 18, 2002 by quitclaim deed from Keith Allen Dugger and John Alan Dugger, Trustees of The Kathleen Dugger Qualified Personal Residence Trust dated October 10, 2002, of record as Instrument No. 20120827 0076669, said Register's Office.

496365.1/2010969

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 5190, page 501, and Plat Book 5190, page 551, said Register's Office.

3. Water Line Easement(s) granted to Madison Suburban Utility District of record in Book 1129, pages 8 and 11, and Book 1580, page 485, said Register's Office.

4. Flowage Easement of record in Book 2204, page 267, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4197, page 319, and Book 4868, page 668, said Register's Office.

6. Roadway Easement as set out in the Warranty Deed of record in Book 5716, page 868, said Register's Office.

7. Agreement to Maintain of record in Book 5769, page 635, said Register's Office.

8. Easement to Madison Suburban Utility District of Davidson County, Tennessee, of record in Book 7881, page 870, said Register's Office.

9. The effect of the recital contained in the Deed(s) of record in Book 6603, page 753, and Book 8818, page 944, said Register's Office, as follows:

   "Although the legal description follows a witness line along the river bluff, this conveyance is intended to convey the said property to the low water mark of the Cumberland River."

10. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

11. Rights of upper and lower riparian owners to the flow of the water of the Cumberland River, free from diminution or pollution.

12. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland R i ver.

13. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

This is improved property known as: **4440 Brush Hill Road, Nashville, TN 37216.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of August, 2012.

Keith Allen Dugger, Trustee of the Dugger 2002 Receptacle Trust

John Alan Dugger, Trustee of the Dugger 2002 Receptacle Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith Allen Dugger and John Alan Dugger, Trustees**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 2012.

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016