Prepared by:
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BILL GARRETT, Davidson County
Trans:T20140021607 DEEDWARR
Recvd: 04/01/14 09:37 2 pgs
Fees:13.00 Taxes:1339.40
20140401-0026675

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $362,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March 2014.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
William S. Dugger 405 Ritchie Drive Nashville TN 37220-0000	New owner	160040092.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Michael C. Willis and wife Betty V.L. Willis hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to William S. Dugger and wife Tara Dugger 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:

Being Lot No. 29 on the Plan of Brentview Hills of record in Book 3300 page 43 & 44 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael C. Willis and Betty VL Willis by deed from the Estate of Ernestine Saylors- Patricia Buckner Saylors and Christie Leigh Coon Executrices and Patricia Buckner Saylors, Troy Ronald Saylors and Christie Leigh Coon as heirs of record in Instrument 20131023-0110408 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Brentview Hills of record in Book 3300 Page 43& 44 Register's Office for Davidson County, Tennessee 3) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6861 Page 815 4) Restrictions of record in Book 3345, page 205 Register's Office for Davidson County, Tennessee

This property is improved property known as 405 Ritchie Drive, Nashville, Tennessee 37220

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of March, 2014.

Michael C. Willis

Betty V.L. Willis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael C. Willis and Betty V.L. Willis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of March, 2014.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 08111