(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150018820 DEEDWARR
Recvd: 03/16/15 12:07 2 pgs
Fees: 13.00 Taxes: 832.50
20150316-0022269

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Exp. June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey S Dugger and Brenda K Dugger	Same as new owner	083-09-0-269.00
(NAME)	(NAME)	
860 Glendale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Joan Henson Rollins,** a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey S Dugger and Brenda K Dugger,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 6, Block "B", on the Map of the Subdivision of Hollins' Home Place, as of record in Book 843, page 101, Register's Office for said County.

Said Lot No. 6 fronts 55 feet 1 inch on the southerly side of Calvin Avenue and runs back 161 feet 7 inches on the west line and 157 feet 6 inches on the east line to a dead line, measuring 55 feet thereon.

Being the same property conveyed to Margaret P. Henson and daughter, Joan Henson Rollins, a single woman, by Warranty Deed from Evans J Henson and wife, Margaret P. Henson, dated February 8, 1966, of record in Book 3986, page 5, Register's Office for Davidson County, Tennessee. The said Margaret P. Henson having since died and subject property being vested in Joan Henson Rollins.

unimproved ☐

This is improved ☑ property, known as 1410 Calvin Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 11th day of March, 2015.

Joan Henson Rollins

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joan Henson Rollins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 11th day of March, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 20267

