WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 12/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DR Investments, LLC	Same as new owner	060-04-0-017.00
(NAME)	(NAME)	
1000 Kennesaw Blvd.		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gordon F. McCammon and Tammy Jo Duncan, Administrator C.T.A. for The Estate of Charles V. Duncan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DR Investments, LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, being a part of Lot A-1 and part of an unnumbered lot adjoining A-1 to the south, and shown on the plan of Tamble Subdivision, as of record in Book 974, page 31, Register's Office for said County and described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated August, 1964, and revised October 1, 1964, and survey by Rocky L. Montoya, Surveyor, dated March 21, 1974, as follows: BEGINNING at an iron stake, 615 feet north of the southwest intersection of Dickerson Road, U.S. 41, 31 W and Homestead Road; thence along the westerly margin of Dickerson Road, U.S. 41, 31 W, South 4 degrees East 164 feet to an iron stake, thence leaving said Road, partly along the north line of an 18 inch rock wall south 84 degrees 56 minutes West 300 feet to a point in the east line of the rock wall; thence North 4 degrees West 164 feet to an iron stake, which is 6.5 feet north of the south margin of Homestead Road; thence north 84 degrees 56 minutes east 300 feet to the point of beginning, containing 1.13 acres, more or less.

Being the same property conveyed to Gordon F. McCammon and Charles V. Duncan by Warranty Deed dated August 1, 2008 from Levering Properties, LLC filed for record August 15, 2008 in Instrument No. 20080815-0084188, Register's Office for Davidson County, Tennessee. Charles V. Duncan died testate on October 8, 2014. Tammy Jo Duncan was appointed Administrator C.T.A. for The Estate of Charles V. Duncan. Pursuant to an order approving the sale of the above described property, Tammy Jo Duncan is authorized to execute this instrument. See Docket No. 2015PR315 in the Probate Court for Wilson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160008280 DEEDWARR
Recvd: 02/01/16 10:15 2 pgs
Fees:13.00 Taxes:3700.00
20160201-0009265

[redacted]

unimproved ☐

This is improved ☑ property, known as 3250 Dickerson Road, Nashville, TN 37207

(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 my/our hands this 28th day of January, 2016.

Gordon F. McCammon

Tammy Jo Duncan, Administator C.T.A. for The Estate of Charles V. Duncan

State of Tennessee
County of Sumner

Personally appeared before me, Gordon F. McCammon, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of January, 2016.

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2016

Notary Public
My Commission Expires: _____

State of Tennessee

County of Sumner

Personally appeared before me, Tammy Jo Duncan, Administrator C.T.A. for The Estate of Charles V. Duncan, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

Witness my hand and official seal on this 28th day of January, 2016.

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2016

Notary Public
My Commission Expires:
File No.: 151357