BILL GARRETT, Davidson County
Trans:T20160034606 DEEDWARR
Recvd: 04/27/16 10:22 3 pgs
Fees:17.00 Taxes:0.00
20160427-0040909

This Instrument Prepared By:
Alan C. Housholder, Attorney
102 Woodmont Boulevard, Suite 510
Nashville, TN 37205

EXECUTOR'S DEED

Address New Owners as:	Send Tax Bills To:	Map/Parcel Number:
Bradley Smith Dugger, John Leland Dugger, and John Leland Dugger and Bradley Smith Dugger, Co-Trustees 2049 Nashville Hwy Columbia, TN 38401	Same	#10100017200 #10100004900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(3)(D).

Affiant

Subscribed and sworn to before me this 26th day of April, 2016.

Notary Public

My Commission Expires: 6/11/2016

WHEREAS, Nan Dugger (the "Decedent") died on January 5, 2016 and Decedent's Last Will and Testament, dated October 11, 1995 was admitted to probate on February 3, 2016, as Case No. 16P123 in the Probate Court For Davidson County, Tennessee (the "Will");

WHEREAS, Bradley Smith Dugger was duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, pursuant to the Will, certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") is devised to Bradley Smith Dugger, John Leland Dugger, and John Leland Dugger and Bradley Smith Dugger, Co-Trustees, under the Will of Nan Dugger.

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to the Property in accordance with the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers and conveys all of the Estate's right, title and interest in the Property to Bradley Smith Dugger, John Leland Dugger, and John Leland Dugger and Bradley Smith Dugger, Co-Trustees, under the Will of Nan Dugger, the "Beneficiaries".

The Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This is improved property located at 6961 River Road, Nashville, Tennessee 37209.

The Property is the same real property conveyed to Leland J. Dugger and wife, Nan Dugger by deed from Sarah Jane Kennedy Stringfellow, a widow, and Sadie M. Kennedy and Willie B. Kennedy dated May 8, 1944, and of record in Deed Book 57, Page 258, Register's Office for Davidson County, Tennessee. Leland J. Dugger predeceased his wife, Nan Dugger.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, their successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiaries, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 26th day of April, 2016.

Estate of Nan Dugger

By: Bradley Dugger, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Bradley Dugger, who upon oath acknowledged that he is the Executor of the Estate of Nan Dugger, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of April, 2016.

Notary Public
My Commission Expires: 6/17/2016

TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

FIRST TRACT: A tract of land in the 8th Civil district of said County, described according to a survey made April 5, 1944, by E. R. Southgate, Surveyor, as follows: Beginning at an iron pin in the center of Old River Road, running thence north 3° east 277.86 feet with a fence to a post; thence north 87° west 99 feet to a stake; thence north 87° west 313 feet to a post; thence south 15° west 181 feet to a post in the northerly margin of New River Road; thence with the northerly margin of said Road, south 65¼° east 293.3 feet to a point; thence east 45.5 feet to an iron pin; thence south 87° east 104.25 feet to an iron pin, the point of beginning, containing 2½ acres, more or less.

SECOND TRACT: Being a V-shaped lot lying between old River Road and the new River Road, beginning at a point 18 feet south of an iron pin, said iron pin being located in the center of the old River Road; running thence with the south margin of the old River Road, westwardly 110 feet to a point where the old River Road intersects the new River Road; thence with the north margin of said new River Road, eastwardly 123 feet to a point; thence northwardly 40 feet to the south margin of the old River Road, the point of beginning.

The Property is the same real property conveyed to Leland J. Dugger and wife, Nan Dugger by deed from Sarah Jane Kennedy Stringfellow, a widow, and Sadie M. Kennedy and Willie B. Kennedy dated May 8, 1944, and of record in Deed Book 57, Page 258, Register's Office for Davidson County, Tennessee. Leland J. Dugger predeceased his wife, Nan Dugger.