BILL GARRETT, Davidson County
Trans:T20160039012 DEEDWARR
Recvd: 05/10/16 15:10 3 pgs
Fees:18.00 Taxes:518.00
20160510-0046507

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

ADDRESS NEW OWNER:
John Leland Dugger, Jr.
6961 River Road
Nashville, TN 37209

SEND TAX BILL TO:
Owner

MAP-PARCEL-NUMBERS
 # 10100017200
 # 10100004900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bradley Smith Dugger and John Leland Dugger** hereinafter called the GRANTORS, have bargained and sold, and by these presents, does hereby transfer and convey unto **John Leland Dugger, Jr.,** hereinafter called the GRANTEE, his heirs and assigns, certain tracts or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A

This is **improved** property known as **6961 River Road, Nashville, TN 37209**

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, his heirs and assigns, forever, and, GRANTORS do covenants with the said GRANTEE 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, except for the taxes for the current year and which have been prorated and assumed by the Grantee; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 10th day of May, 2016.

Bradley Smith Dugger

John Leland Dugger

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Bradley Smith Dugger and John Leland Dugger** with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that they executed the foregoing instrument for the purposes there in contained.

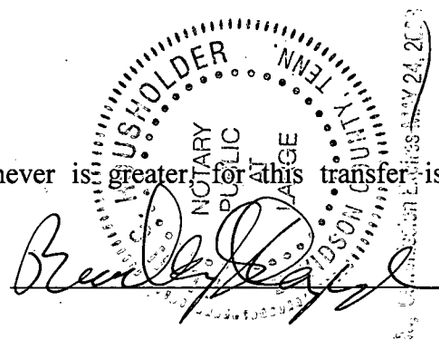
Witness my hand and seal on this the 10th day of May, 2016.

ALAN C. HOUSHOLDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission expires: 6/21/2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.



Affiant

SWORN TO and subscribed before me this 10th day of May, 2016.

Notary Public
My Commission expires: 6/21/2016

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 John Leland Dugger and Bradley Smith Dugger, by deed from Bradley Smith Dugger, Executor dated April 26, 2016, and of record in 20160427-0040909, Register's Office for Davidson County, Tennessee.