BILL GARRETT, Davidson County
Trans: T20160055347 DEEDWARR
Recvd: 06/29/16 09:54 6 pgs
Fees: 33.00 Taxes: 2697.30
20160629-0066243

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/17/19
(AFFIX SEAL)

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Edward Dugger	Regions Bank d/b/a Regions Mortgage	062-13-0-029.00 (Tract I)
(NAME)	(NAME)	062-13-0-030.00 (Tract II)
3710 Cedarwood Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	062-13-0-136.00 (Tract III)
Nashville, TN 37216	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John Vaughn, Executor of the Estate of Jack J. Vaughn,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nicholas Edward Dugger and Leslie Matthews Dugger, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Tract I:

Land in the 11th Civil District of Davidson County, Tennessee, being the southerly part of Lot No. 15 and all of Lot No. 16 on the Plan of Riverwood Subdivision as of record in Book 547, Page 62, Register's Office for said County, and recorded accordingly to a survey by Cantrell, Connell, and Greeck, Engineering on November 5, 1949.

Said part of Lot No. 15 begins at a point in the easterly margin of an unnamed avenue, now Cedarwood Drive; said part being 25 feet southeasterly from the common corner of Lots Nos. 14 and 15; thence North 77 deg. East 182.5 feet to the low water mark of the Cumberland River; thence southerly with the low water mark of the Cumberland River 77.5 feet to the common corner of Lots Nos. 15 and 16; thence with the common boundary between Lots Nos. 15 and 16, South 73 deg. 20' West 134.5 feet to an iron pin in said Cedarwood Drive; thence with the easterly margin of said Cedarwood Drive, North 38 deg. West 100 feet to the point of beginning.

Said Lot No. 16 BEGINNING at an iron pin in the easterly margin of an unnamed 30 foot avenue, now Cedarwood Drive, at the common corner of Lots Nos. 15 and 16, on said plan; thence with the margin of said drive, South 12 deg. 30' East 108 feet to an iron pin; thence North 73 deg. 20' East 128.5 feet to the low water mark of the Cumberland river; thence with the low water mark of the Cumberland River northerly 110 feet to the common corner of Lots Nos. 15 and 16; thence with the common boundary between Lots Nos. 15 and 16, South 73 deg. 20' West 134.5 feet to the point of BEGINNING.

Being the same property conveyed to Jack J. Vaughn, a single man by Warranty deed from Robert C. Byington and wife, Betsy L. Byington of record in Book 5590, page 969, Register's Office for Davidson County, Tennessee, dated April 15, 1980 and recorded on April 15, 1980.

Tract II:

Land in Davidson County, Tennessee, being part of an unnumbered tract of land on the Map of Riverwood Subdivision, of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, lying immediately west of an avenue which is immediately west of Lots Nos. 8 to 16 on said plan, and described as follows:

BEGINNING at a point on the low water mark of Cumberland River at the southeast corner of Lot No. 16 shown on said plan, being the northeast corner of the tract in question; thence down said Cumberland River 200 feet, more or less, to a point in the center line of a branch; thence up said branch as follows: S 87 1/4° W, 97 feet, N 61 1/4° W, 132 feet, N 10 1/2° W, 22 feet to a point opposite the center line of a drain; thence crossing said drain to the center line of a branch shown on said plan, and continuing with the center line of same northerly to the southwest corner of that part of said unnumbered tract conveyed to John T. Benson, Jr. by deed from Eugene E. Fletcher of record in Book 1217, Page 137, said Register's Office; thence along Fletcher's south line N 57° 30' E, 60 feet to a point at the terminus of a 30 foot avenue; thence crossing the terminus of said avenue at 30 feet and continuing in the same direction in all 158.5 feet to the point of BEGINNING.

Being the same property conveyed to Jack J. Vaughn by Warranty deed from John T. Benson, Jr. of record in Book 6268, page 728, Register's Office for Davidson County, Tennessee, dated April 9, 1984 and recorded on April 11. 1984.

Tract III:

See attached Exhibit A for legal description.

Being a portion of the same property conveyed to Jack J. Vaughn by Warranty deed from Robert E. Davis and wife, Mary P. Davis of record in Book 10054, page 883, Register's Office for Davidson County, Tennessee, dated May 6, 1996 and recorded on May 20, 1996.

The said Jack J. Vaughn having since died on November 9, 2014, his Last Will and Testament having been probated in Docket No. 14P-1889, in the Probate Court for Davidson County, Tennessee. The said Probate Docket is still open and active.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3710 and 0 Cedarwood Drive and 0 Glenshade Drive, Nashville, Tennessee 37216

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 hand this 23rd day of June, 2016.

John Vaughn, Executor

NOTARY ACKNOWLEDGEMENT FOR STATE OF CALIFORNIA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF San Diego

On June 23, 2016 before me, Suzanne P. Mascarena (insert name and title of the officer)

Personally appeared John Vaughn,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

SUZANNE P. MASCARENA
Commission # 2086046
Notary Public - California
San Diego County
My Comm. Expires Oct 14, 2018

SUZANNE P. MASCARENA
Commission # 2086046
Notary Public - California
San Diego County
My Comm. Expires Oct 14, 2018

EXHIBIT A

TRACT I

Being Lots Nos. 4 and 5 on the Map showing Subdivision of part of Lot No. 28 in Riverwood Subdivision, as of record in Book No. 843, page 11, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 215 feet on the westerly side of Glenshade Drive and runs back 186 ½ feet on the southerly line and 215 feet on the northerly line to a court, and shows 25 feet on said court.

Said Lot No. 5 fronts 210 feet on the westerly side of Glenshade Drive and runs back 215 feet on the southerly line and 202 ½ feet on the northerly line to a court, and shows 25 feet on said court. Refers to Book 633, page 469, and the following described tract of land:
Being part of Lots Nos. 28 and 31 and a part of the undivided land laying east of said Lot No. 28 on the Map of Riverwood Subdivision, as of record in Book 547, page 62, Register's Office for said County, and part of the 30 foot abolished Avenue as shown on the Plan of the Subdivision of part of said Lot No. 28 of record in Book 843, page 11, said Register's Office, described together according to a survey made by Z. J. Wilkinson, Surveyor, Nov. 18, 1940, as follows:
Beginning at a point, the southeast corner of Glenshade Drive and Riverwood Drive; thence with the southerly margin of Glenshade Drive, North 76 deg. East 70 feet, North 61 deg. 30' East 400 feet, North 36 deg. 30' East 100 feet, North 13 deg. 30' West 100 feet, North 36 deg. 30' West 195 feet to an iron pipe; thence North 39 deg. East 65 feet to the center of a spring branch; thence with the center of said branch, South 33 deg. 30' East 100 feet, S 66 deg. 30' East 135 feet, S. 36 deg. East 200 feet, South 11 deg. East 94 feet; thence with the center of a drain, S. 76 deg. 15' W. 130 ft. S. 59 deg. 15' West 536 ft. to a walnut; thence S. 69 deg. 30' W. 146 ft. to the easterly margin of Riverwood Drive; thence with said drive, N. 10 deg. 30' E. 165 ft. to the beginning, containing 3.06 acres, more or less.

Being the same property conveyed to John T. Benson and wife, Jimmie Benson, by deed from Charles Fred Lucas and wife, Rebecca R. Lucas, of record in Book 1274, page 235, Register's Office, Davidson County, Tennessee.

TRACT II

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being a certain tract of land included in the Riverwood Subdivision, which subdivision is of record in Book 547, page 65, Register's Office for Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, on February 1942, as follows:
Beginning at a point in the westerly side of a 30 foot road directly across from the common corner of Lots Nos. 12 and 13, and being the common corner of the property now owned by Charles Cornelius and the Grantors; thence along the westerly margin of said road, S. 36 deg. 30' W. 133.5 feet to a stake; thence S. 43 deg. 30' E. 247.5 to a stake; thence S. 32 deg. 30' E. 90 feet to a stake; thence S. 57 deg. 30' W. 60 feet to a point in the center of a branch; thence N. 11 deg. W. 45 feet; thence N. 36 deg. W. 200 feet; thence N. 65 deg. W. 135 feet; thence N. 47 deg. E. 48 feet to a stake; thence N. 31 deg. W. 105 feet to a stake; thence N. 82 deg. E. 48 feet to the point of beginning.

Being the same property conveyed to Robert E. Davis and Marv P. Davis by deed of record in Book 6405, page 273, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property, but specifically EXCLUDED from this conveyance are the following tract of land previously conveyed by John T. Benson and wife, Jimmie Benson, as follows, to-wit:

TRACT I

Being part of Lot No. 4 on the Map showing Subdivision of part of Lot No. 28 in Riverwood Subdivision, as of record in Book 843, page 11, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 is described as follows: Beginning at the southwesterly corner of Lot No. 4 being the southeasterly corner of Lot No. 3 and running with the common line between Lots 3 and 4, 186.5 feet to the northwesterly corner of Lot No. 4 (the northeasterly corner of Lot No. 3) to a court and running thence with the northwesterly line of Lot No. 4, 25 feet to the northeasterly corner of Lot No. 4; running thence with the northeasterly line of Lot No. 4 107 ½ feet to a point in said line; running thence in a southerly direction to a point in the margin of Glenshade Drive 20 feet east of point of beginning and running thence in a westwardly direction with the northerly margin of said Glenshade Drive, 20 feet to the point of beginning.

Being the same property conveyed to Erwin T. Booth and wife, Thelma Booth, by deed from John T. Benson and wife, Jimmie Benson, of record in Book 1282, page 261, Register's Office, Davidson County, Tennessee.

TRACT II

Being Lot No. 5 on the Map showing subdivision of part of Lot No. 28 in Riverwood Subdivision, as of record in Book 843, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 210 feet on the westerly side of Glenshade Drive and runs back 215 feet on the southerly line and 202 ½ feet ono the northerly line to a court, and shows 25 feet on said court.

Being the same property conveyed to H. J. Allen, by deed from John T. Benson and wife, Jimmie Benson, of record in Book 1316, page 119, Register's Office, Davidson County, Tennessee.

TRACT III

Being the easterly part of Lot No. 4 on the Map showing the Subdivision of part of Lot No. 28 Riverwood Subdivision, of record in Book 843, page 11, Register's Office for said County, and described as follows: Beginning at a point in the northerly margin of Glenshade Drive 20 feet easterly from the common corner of Lots No. 3 and 4, and being the present southeast corner of the property that was conveyed to John Mason Wilbur and wife, by deed from Erwin T. Booth and wife, of record in Book 1308, page 525, of the said Register's Office; thence along Wilbur's easterly line, northerly 148 feet more or less to a point in the line between Lots Nos. 4 and 5, said point being 107 ½ feet east of the most easterly triangular point of a court shown on said plan; thence easterly with the line between Lots Nos. 4 and 5, 107 feet more or less to the easterly margin of Glenshade Drive; thence with the margin of said Drive, southerly and westerly, around a curve on said plan, 215 feet to the point of beginning.

Being the same property conveyed to Ray Gullett and wife, Vernette Rouse Gullett, by deed from John T. Benson and wife, Jimmie Root Benson, of record in Book 1849, page 447, Register's Office, Davidson County, Tennessee.

TRACT IV

Certain real estate in Davidson County, Tennessee, as follows:

Beginning at a point in the east margin of Brush Hill Road and south margin of Glenshade Drive; thence along the south margin of Glenshade Drive N 75 deg. 29' 27" E, a distance of 93.93 feet; thence N 61 deg. 30' E, a distance of 316.36 feet; thence along a curve to the left with a radius of 364.86 feet, a distance of 118.39 feet; thence leaving said drive, S 62 deg. 38' 46" E, a distance of 151.49 feet to a point in the center of a drainage ditch; thence along said ditch S 79 deg. 59' 56" W, a distance of 41.03 feet; thence S 58 deg. 40' 28" W, a distance of 536.00 feet; thence S 67 deg. 58' 40" W, a distance of 146.00 feet to a point in the east margin of Riverwood Drive; thence along said drive N 9 deg. 33' 18" E, a distance of 49.50 feet; thence the east margin of Brush Hill Road N 14 deg. 05' 06"E, a distance of 118.17 feet to the point of beginning, containing an area of 1.62 acres. According to a survey made by Hart-Freeland-Roberts, Inc. on November 15, 1978.

Being the same property conveyed to Robert E. Davis and wife, Mary P. Davis, by deed from John T. Benson and wife, Jimmie L. Benson, of record in Book 5490, page 147, Register's Office, Davidson County, Tennessee.

TRACT V

Land in Davidson County, Tennessee, being part of an unnumbered tract of land on the Map of Riverwood Subdivision, of record in Book 547, page 62, Register's Office for said County, laying immediately west of an Avenue which is immediately West of Lots No. 8 to 16 on said plan, and described as follows:

Beginning at a point on the low water mark of Cumberland River at the southeast corner of Lot No. 16 shown on said plan, being the northeast corner of the tract in question; thence down said Cumberland River 200 feet more or less, to a point in the center line of a branch; thence up said branch as follows: South 87 ¼ deg. West 97 feet, North 61 ¼ deg. West 132 feet, North 10 ½ deg. West 22 feet to a point opposite the center line of a drain; thence crossing said drain to the center line of a branch shown on said plan, and continuing to the center line of same northerly to the southwest corner of that part of said unnumbered tract conveyed to John T. Benson, Jr. by deed from Eugene E. Fletcher of record in Book 1217, page 137, said Register's Office; thence along Fletcher's south line North 57 deg. 30' East 60 feet to a point at the terminus of a 30 foot Avenue; thence crossing the terminus of said Avenue at 30 feet, and continuing in the same direction in all 158.5 feet to the point of beginning.

Being the same property conveyed to John T. Benson, Jr. by deed from Eugene H. Fletcher, unmarried, of record in Book 1286, page 67, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED in the above described property, but specifically EXCLUDED from this conveyance:

Land located in the 1st Civil District Davidson County, Tennessee and described according to a survey by R.L. Montoya Land Surveying dated February 14, 2014, as follows:

Beginning at an iron rod (new) on the south west margin of Cedarwood Drive across from Lots 12 and 13 on the Plan of Riverwood Subdivision as of record in Plat Book 547, page 62 R.O.D.C., TN, said point being the south east corner of David McKee of record in Deed Book 6787, page 669, R.O.D.C., TN; thence, with said margin South 19 degrees 13 minutes 04 seconds East 38.00 feet to an iron rod (new); thence, leaving said margin along a new line South 63 degrees 27 minutes 10 seconds 166.44 feet to an iron rod in the northerly margin of Glenshade Drive as shown on the Plan of Lot No. 28 in Riverwood Subdivision of record in Plat Book 843, page 11 R.O.D.C., TN; thence, with said northerly margin North 41 degrees 31 minutes 36 seconds 185.39 feet to an iron rod (new) in the south line of Lot No. 2 on the Plan of Re-subdivision of Riverwood Subdivision of record in Plat Book 7900, page 285, R.O.D.C., TN; thence, with said south line North 82 degrees 15 minutes 24 seconds East 216.96 feet to an iron rod (old) located in the westerly line of David McKee as noted above, thence, with McKee as follows: South 16 degrees 22 minutes 40 seconds 58.20 feet to an iron rod (old); thence, South 86 degrees 04 minutes 15 seconds East 27.96 feet to the point of beginning containing 25,469 square feet, 0.58 acres, more or less.