BILL GARRETT, Davidson County
Trans:T20160069109 DEEDWARRSP
Recvd: 08/10/16 08:55 2 pgs
Fees:13.00 Taxes:314.50
20160810-0083015

85This Instrument Prepared By:

Andrew N. Effinger
Land Management Attorney
Rogers Group, Inc.
421 Great Circle Road
Nashville, Tennessee 37228

NEW OWNER	**SEND TAX BILL**	**PARCEL ID.**
Rogers Group, Inc. 421 Great Circle Nashville, TN 37228	Same	09000000900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000

Affiant

Sworn to and subscribed before me this 4th day of August, 2016.

Notary Public
My Commission Expires: 7-31-17

DEBORAH T ROBINSON NOTARY PUBLIC MY COMMISSION NUMBER 223657 COMMONWEALTH OF VIRGINIA

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Gary C. Duke, ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Rogers Group, Inc. ("Grantee"), its successors and assigns, certain real estate (the "Property") with all improvements thereon and appurtenances thereto, in Davidson County, Tennessee, described as follows:

Located in the 8n Civil District of Davidson County, Tennessee, being a tract of land on the south side of Richland Creek about 5,600 feet from the mouth of Richland Creek and Cumberland River: Beginning at an iron pin which is S. 59 deg. W. 148 feet from the center line of Richland Creek; thence with the creek as it meandors 200 feet, more or less, in a northerly direction; thence with the creek as it meandors in an easterly direction 700 feet; more or less; thence with said creek as it curves to the right in a southerly direction for about 180 feet; thence with said creek as it meandors in a southwesterly direction for about 450 feet; thence with said creek in a

southeasterly direction to a point in the center Iine of the creek; thence leaving the creek north 51 deg. 30' west, 495 feet, more or less, to an iron pin, the point of beginning containing 4.8 acres, more or less, as depicted on drawing Number I-354, surveyed by the Division of Property Services, State of Tennessee, dated 16 October 1968, attached hereto and hereby made a part of this instrument.

Being the same property conveyed to Gary C. Duke, devisee under the Last Will & Testament of Howard Clifton Duke (A/K/A H.C. Duke) by quitclaim deed from Gary C. Duke, executor of the same will, instrument 20160701-0067874 in the Davidson County Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantors covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, free and clear of liens, encumbrances except: (a) conditions, covenants, easements, limitations, reservations or restrictions disclosed of record, (b) zoning ordinances, (c) real estate taxes and assessments not yet due and payable and (d) matters that would be disclosed by a survey of the Property.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed this 4th day of August, 2016.

Grantor:

Gary C. Duke

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned authority, a Notary Public of the state and county aforesaid, personally appeared the within named bargainer, Gary C. Duke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of August, 2016.

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

NOTARY PUBLIC
My Commission Expires: 05-08-2018