BILL GARRETT, Davidson County
Trans:T20160113218 DEEDWARR
Recvd: 12/27/16 08:13 10 pgs
Fees:53.00 Taxes:1295.00
20161227-0135383

This instrument prepared by:
Martha Brooke Perry, Atty.
Balthrop, Perry, Noe, & Newcomb
An Association of Attorneys
102 Boyd Street, P.O. Box 82
Ashland City, TN 37015

The Estate of Jneall J. Duck et al
TO: D.K. Miller Holding, LLC
Address: 311 Wilhagan Rd.
Nashville, TN 37217
SEND TAX BILLS TO: New Owner

MAP/PARCEL:

PARCEL: 106 12 0 004.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, The Estate of Jneall J. Duck, and Richard V. Duck, Jr., Michael Duck, Jimmy Duck, Susan Duck Ford, Janie Duck Tullock, John Robert Watson, and Donna Miller, being the residuary heirs of Jneall J. Duck, Grantors herein, have bargained and sold and by these presents do convey unto D.K. Miller Holding, LLC, a Tennessee Limited Liability Company, Grantee herein, its successors and assigns the following described property:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Murfreesboro Road Industrial Subdivision, Section One, of record in Book 3106, page 119, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard V. Duck and wife, Jneall J. Duck, by deed of record at Book 8836, page 763, Register's Office of Davidson County, Tennessee. Richard V. Duck predeceased his wife, vesting her with title as surviving tenant by the entirety. Jneall J. Duck then died on December 13, 2015. Pursuant to the terms of her Last Will and Testament, probated in Robertson County Probate Court No. CH16-CV-65, and of record in Will Book 29, Page 304 in the Clerk and Master's Office of Robertson County, Tennessee, and Record Book 4390, Page 458 in the Register's Office of Sumner County, Tennessee, title to the property was to be distributed with her estate. The residuary heirs of her estate are Richard V. Duck, Jr., Michael Duck, Jimmy Duck, Susan Duck Ford, Janie Duck Tullock, John Robert Watson, and Donna Miller, who join herein with the Executrix of the Estate of Jneall J. Duck in order to convey title to the Grantee herein.

This conveyance is subject to a lien for the 2016 Davidson County property taxes, payment of which is assumed by the Grantee. This conveyance is also subject the right of way of Wilhgan Road; all matters and easements shown on the plat of record in Book 3106, page 119, said Register's Office; the restrictive covenants of record at Book 3404, page 545, said Register's Office; an easement to Southern Bell Telephone and Telegraph Company of record at Book 1066, page 395; an easement to the City of Nashville for sanitary sewer purposes of record at Book 3533, page 56; and to all other matters of record.

This is improved property known as 311 Wilhagan Road, Nashville, TN 37210, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees its successors and assigns forever. The Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. The Grantors do further covenant and bind themselves and their successors and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 25 day of November, 2016.

_____, 2016.

_____
RICHARD V. DUCK, JR.

_____
MICHAEL DUCK

_____
JIMMY DUCK

_____
SUSAN DUCK FORD

_____
JANIE DUCK TULLOCK

_____
JOHN ROBERT WATSON

_____
DONNA MILLER
Executrix

_____
ORDENELLA JONES JOHNSON,

Of the Estate of Jneall J. Duck

STATE OF TEXAS
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard V. Duck, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the ____ day of November, 2016.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TEXAS
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Duck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the ____ day of November, 2016.

RICHARD V. DUCK, JR.

MICHAEL DUCK

JIMMY DUCK

SUSAN DUCK FORD

JANIE DUCK TULLOCK

JOHN ROBERT WATSON

DONNA MILLER

ORDENELLA JONES JOHNSON, Executrix
Of the Estate of Jneall J. Duck

STATE OF TEXAS
COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard V. Duck, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the 25 day of November, 2016.

PENNY LEE MOORE
Notary Public
State of Texas
My Comm. Expires 09-26-2018

NOTARY PUBLIC

My Commission Expires: 9-26-2018

STATE OF TEXAS
COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Duck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the 25 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 9-26-2018

PENNY LEE MOORE
Notary Public
State of Texas
My Comm. Expires 09-26-2018

RICHARD V. DUCK, JR.

MICHAEL DUCK

JIMMY DUCK

SUSAN DUCK FORD

JANIE DUCK TULLOCK

JOHN ROBERT WATSON

DONNA MILLER

ORDENELLA JONES JOHNSON, Executrix
Of the Estate of Jneall J. Duck

STATE OF TEXAS
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard V. Duck, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the ____ day of November, 2016.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TEXAS
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Duck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the ____ day of November, 2016.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TEXAS
COUNTY OF Harrison

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jimmy Duck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the 29 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 1-16-18

Cynthia A. Ward
Notary Public,
State of Texas
Expires:01-16-2018

STATE OF TEXAS
COUNTY OF Harrison

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Susan Duck Ford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the ____ day of November, 2016.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TEXAS
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Janie Duck Tullock, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the ____ day of November, 2016.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TEXAS
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jimmy Duck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the ____ day of November, 2016.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TEXAS
COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Susan Duck Ford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the 25 day of November, 2016.

Penny Lee Moore
NOTARY PUBLIC

PENNY LEE MOORE
Notary Public
State of Texas
My Comm. Expires 09-26-2018

My Commission Expires: 9-26-2018

STATE OF TEXAS
COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Janie Duck Tullock, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the 25 day of November, 2016.

Penny Lee Moore
NOTARY PUBLIC

My Commission Expires: 9-26-2018

PENNY LEE MOORE
Notary Public
State of Texas
My Comm. Expires 09-26-2018

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Robert Watson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the 12th day of ~~November~~ December, 2016.

NOTARY PUBLIC

ANITA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-1-2020

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donna Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the 21 day of ~~November~~ December, 2016.

NOTARY PUBLIC

JAMAL HIMBIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

My Commission Expires: My Commission Expires November 5, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ordenella Jones Johnson, Executrix, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the 21 day of ~~November~~ December, 2016.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Robert Watson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the ____ day of November, 2016.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donna Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the ____ day of November, 2016.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ordenella Jones Johnson, Executrix, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand at office this the 19th day of ~~November~~ December, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 7/25/17

MARTHA BROOKE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $ 350,000.00.

Teresa A. Hamrick
Grantee or Affiant

SWORN to and subscribed before me

this the 22nd day of December, 2016.

Cissy J. Williams
NOTARY PUBLIC

My Commission Expires:_____

CISSY J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 11-21-2017