WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-36558

BILL GARRETT, Davidson County
Trans:T20170042340 DEEDWARR
Recvd: 05/18/17 10:53 6 pgs
Fees:33.00 Taxes:4181.00

20170518-0049358

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Commodore Yacht Club, a Tennessee Nonprofit Corporation	Commodore Yacht Club	101-00-0-050.00, 101-00-0-049.
(NAME)	(NAME)	
P.O. Box 210185	P.O. Box 210185	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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 considerations, the receipt of which is hereby acknowledged, **John Leland Dugger, Bradley Smith Dugger and John Leland Dugger and Bradley Smith Dugger, as Co-Trustees of the William Clark Dugger Trust establisted by Will of Nan B. Dugger**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Commodore Yacht Club, a Tennessee NonProfit Corporation**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This Conveyance is subject to the following:

Easements to Harpeth Valley Utilities District of record in Book 5222, page 775, Book 8626, page 815 and Instrument No. 20000320-0028397 Register's Office for Davidson County, Tennessee.
Rights of others under any unrecorded leases or licenses.
Lease Agreement of record in Book 7760, Page 14 as amended of record in Book 8281, Page 616, said Register's Office.

unimproved ☐

This is improved ☐ property, known as 24.22 Acre & 22.69 Acres, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 our hands this 17 day of May, 2017.

WILLIAM CLARK DUGGER TRUST

John Leland Dugger

John Leland Dugger
Co-Trustee

Bradley Smith Dugger
Co-Trustee

Bradley Smith Dugger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Bradley Smith Dugger and John Leland Dugger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this 17 day of May, 2017.

8/21/17

NOTARY PUBLIC

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared John Leland Dugger and Bradley Smith Dugger, as Co-Trustees of the William Clark Dugger Trust established by Will of Nan B. Dugger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees of the William Clark Dugger Trust established by Will of Nan B. Dugger , the within named bargainor, a corporation, and that they as such Co-Trustees, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Co-Trustees.

WITNESS my hand, at office, this 17 day of May, 2017.

8/21/17

NOTARY PUBLIC

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

Being a combination of two parcels of land lying in the 35th Council District of Davidson County, Tennessee. Said parcels being the properties shown on Tax Parcel 10100005000 and 10100004900. Said parcels belonging to Nan Clark Dugger and are of record in Official Record Deed Book (DB) 1104, Page (PG) 663 and DB 1040 PG 512 Register's Office Davidson County, Tennessee (RODCT). It can be generally described as being south of the Cumberland River, west of and adjacent to Overall Creek, and north of and adjacent to River Road.

Commencing at a set ½" iron pin capped "DBS & Associates." Said POINT OF BEGINNING being North 47°13'15" East, a distance of 656.30' from the intersection of the centerlines of Gower Road and River Road. Said point having Tennessee State Plane (North American Datum 83) Coordinates (TSPC-NAD83) of Northing 656797.28' and Easting of 1694544.16'. Said point being a point in the northern right of way (ROW) of River Road. Said point also being in a fenceline in the eastern property line of the Cumberland Farm, LLC property, as recorded in Instrument No (INO) 20150803-0076395 RODCT. Said point also being the southwest corner of herein described tract.

Thence, leaving said northern ROW of River Road, and along a fence line to the west of the private road Riverview Drive, and along the east property line of said Cumberland Farm, LLC property the following 5 calls;

North 21°28'28" East, a distance of 80.86 feet to a point in the fence;

Thence North 22°13'18" East, a distance of 171.39 feet to a point in the fence;

Thence North 21°18'09" East, a distance of 977.98 feet to a point in the fence;

Thence North 25°59'00" East, a distance of 41.62 feet to a point in the fence;

Thence North 21°08'35" East, a distance of 157.68 feet to a ½" rebar capped "RLS #180." Said capped rebar being in the northwest corner of herein described tract, and being the southwest corner of the Ron Keith property, as recorded in INO 20111219-0139953;

Thence leaving said Cumberland Farm, LLC property, South 68°53'23" East, a distance of 39.23 feet to a ½" rebar in the southeast corner of said Ron Keith property. Said ½" rebar being in the southwest corner of the Ronald L. Keith property as recorded in DB 1912, PG 360, RODCT;

Thence, leaving said Ron Keith Property and along the southern property line of said Ronald L. Keith property, and the southern property line of the Keith G. Wolken property as recorded in INO 201304250049888 RODCT South 69°31'16" East, a distance of 200.61 feet to a ½" rebar in concrete. Said ½" rebar in concrete being the southeast corner of said Keith G. Wolken property, and in the southwest corner of the George D. Clark Jr. property, as recorded in INO 200101030000891 RODCT.

Thence, leaving said Keith G. Wolken property and with the south line of said George D. Clark Jr. Property, South 66°33'07" East, a distance of 95.40 feet to a ½" rebar. Said ½" rebar being the southeast corner of said George D. Clark Jr. Property and in the southwest corner of the Phillip Arlen Smith, Et Ux. Property as recorded in INO 20040260021900 RODCT;

Thence leaving said George D. Clark Jr. Property and with the south line of said Phillip Arlen Smith property, South 67°59'46" East, a distance of 104.98 feet to a point. Said point being South 16°28'19" East, a distance of

4.42 feet from a ½" rebar. Said point being the southeast corner of said Phillip Arlen Smith property, and the southwest corner of the Gregory A. Wilkinson and Wife, Debra Gibbs and Michael D. Sontag Property as recorded in INO 20010301-0019237 RODCT.;

Thence leaving said Phillip Arlen Smith property and with the south boundary line of said Gregory A. Wilkinson and Wife, Debra Gibbs and Michael D. Sontag Property and the southern boundary line of said John L. Dozier and wife Charlotte Dozier property as recorded in INO 20120127-0007859 RODCT, South 67°59'46" East, a distance of 199.76 feet to a ½" rebar in the southeast corner of said John L. Dozier and wife Charlotte Dozier property and in the southwest corner of the Charles Christopher Stacey property as recorded in INO 20100903-0070165 RODCT;

Thence, leaving said John L. Dozier and Wife Charlotte Dozier Property and along the southern boundary line of said Charles Christopher Stacey Property, the southern boundary line of the Sullivan R G Etux property as recorded in DB 2593 PG 443 RODCT, the southern boundary line of the Brian M. Petty property as recorded in INO 20160729-0078265 RODCT, and the Shirley S. Jones property as recorded in INO 20021223-0157988 RODCT South 68°34'00" East, a distance of 399.64 feet to a ½" rebar. Said ½" rebar being in the southeast corner of said Shirley S. Jones property, and being the southwest corner of the Lamont J. Kincaid property as recorded in INO 20021002-0119972 RODCT;

Thence, leaving said Shirley S. Jones Property, and with the south boundary line of said Lamont J. Kincard Property, and the southern boundary line of the Ann Patchett Property as recorded in INO 20070803-0092569 RODCT South 69°09'05" East, a distance of 199.75 feet to a ½" rebar. Said ½" rebar having TSPC-NAD83 of Northing 657673.24' and Easting of 1696222.25.' Said ½" rebar being in the southeast corner of said Ann Patchett property, and in the southwest corner of the Susan Siegel property as recorded in INO 20010530-0055457 RODCT property.;

Thence, leaving said Ann Patchett property, and along the southern boundary line of said Susan Siegel property, along the southern boundary line of the Gregg Alan Giddish and wife Kimberly Giddish property as recorded in INO 20060130-0011272 RODCT, along the southern boundary line of the Metropolitan Government of Nashville and Davidson County, TN/ Metro Water Services property as recorded in INO 20111227-0100869 RODCT, South 69°09'05" East, a distance of 547.26 feet to a point in the low water mark of the Cumberland River. Said point being the northeast corner of herein described tract, and being the southeast corner of said Metropolitan Government of Nashville and Davidson County, TN/ Metro Water Services;

Thence, along the low water mark of Overall Creek, a creek off the Cumberland River, the following 63 calls, all to a point in the low water mark of Overall Creek, being a creek off the Cumberland River,

South 31°58'59" West, a distance of 68.22 feet;
Thence South 45°00'53" West, a distance of 25.42 feet;
Thence South 57°47'36" West, a distance of 95.05 feet;
Thence South 79°04'13" West, a distance of 43.33 feet;
Thence South 42°57'49" West, a distance of 101.87 feet;
Thence South 73°03'12" West, a distance of 104.85 feet;
Thence South 75°18'27" West, a distance of 221.75 feet;
Thence South 50°16'31" West, a distance of 553.79 feet;
Thence South 64°09'54" West, a distance of 114.73 feet;
Thence North 78°33'45" West, a distance of 55.07 feet;
Thence North 65°17'01" West, a distance of 130.70 feet;
Thence North 78°17'38" West, a distance of 212.04 feet;
Thence South 66°54'07" West, a distance of 86.04 feet;
Thence South 68°34'54" East, a distance of 76.12 feet;

Thence South 43°21'41" East, a distance of 72.83 feet;
Thence South 03°34'17" West, a distance of 47.79 feet;
Thence South 77°17'02" East, a distance of 52.62 feet;
Thence North 17°47'16" East, a distance of 82.75 feet;
Thence South 72°55'16" East, a distance of 116.71 feet;
Thence South 14°33'19" West, a distance of 21.75 feet;
Thence South 29°16'54" West, a distance of 71.39 feet;
Thence South 07°06'44" West, a distance of 59.49 feet;
Thence South 20°27'15" West, a distance of 39.13 feet;
Thence South 16°20'26" West, a distance of 208.45 feet;
Thence South 05°25'27" East, a distance of 28.97 feet;
Thence South 41°54'13" East, a distance of 44.49 feet;
Thence South 03°28'14" East, a distance of 27.84 feet;
Thence South 83°55'22" West, a distance of 34.33 feet;
Thence South 65°14'22" West, a distance of 24.13 feet;
Thence South 26°27'27" West, a distance of 56.78 feet;
Thence South 19°59'43" West, a distance of 32.03 feet;
Thence South 00°00'00" West, a distance of 29.47 feet;
Thence South 36°00'59" East, a distance of 30.45 feet;
Thence South 59°47'27" East, a distance of 294.00 feet;
Thence South 77°56'16" East, a distance of 54.80 feet;
Thence South 87°40'59" East, a distance of 83.31 feet;
Thence North 51°58'17" East, a distance of 39.36 feet;
Thence North 16°31'53" East, a distance of 165.82 feet;
Thence North 03°17'59" West, a distance of 69.98 feet;
Thence North 09°27'52" East, a distance of 178.40 feet;
Thence North 14°51'54" East, a distance of 145.93 feet;
Thence North 19°54'57" West, a distance of 20.78 feet;
Thence North 57°54'01" West, a distance of 91.90 feet;
Thence North 04°24'05" West, a distance of 13.17 feet;
Thence North 65°47'11" East, a distance of 22.17 feet;
Thence South 70°41'19" East, a distance of 137.49 feet;
Thence North 46°48'07" East, a distance of 363.58 feet;
Thence North 23°02'21" West, a distance of 29.28 feet;
Thence North 32°23'52" West, a distance of 49.06 feet;
Thence North 03°03'43" East, a distance of 31.55 feet;
Thence North 45°15'10" East, a distance of 58.37 feet;
Thence North 64°32'33" East, a distance of 139.73 feet;
Thence South 79°25'10" East, a distance of 36.68 feet;
Thence North 47°15'00" East, a distance of 91.79 feet;
Thence South 36°19'47" West, a distance of 179.76 feet;
Thence South 43°47'40" West, a distance of 162.23 feet;
Thence South 44°08'57" West, a distance of 364.89 feet;
Thence South 25°21'41" West, a distance of 122.74 feet;
Thence South 13°03'58" West, a distance of 188.07 feet;
Thence South 01°05'41" East, a distance of 192.08 feet;
Thence South 12°53'32" West, a distance of 127.46 feet;
Thence South 21°06'19" West, a distance of 82.00 feet;

Thence South 27°49'02" West, a distance of 63.09 feet to a point at the low watermark of Overall Creek. Said

point being in the north ROW of said River Road;

Thence, leaving the low watermark of Overall Creek, and with said Northern ROW of River Road, the following 15 calls, all to a point in the northern ROW of said River Road;

North 75°49'50" West, a distance of 96.63 feet;

Thence westerly and northwesterly a distance of 103.50 feet along the curve concave to the northeast, having a radius of 348.49 feet and a central angle of 17°00'56", and being subtended by a chord bearing North 66°08'38" West, and a chord distance of 103.12 feet;

Thence North 55°58'39" West, a distance of 467.25 feet;
Thence North 36°15'55" West, a distance of 294.54 feet;
Thence North 36°31'52" West, a distance of 23.88 feet;
Thence North 38°48'11" West, a distance of 59.53 feet;
Thence North 42°15'24" West, a distance of 38.10 feet;
Thence North 45°07'31" West, a distance of 52.64 feet;
Thence North 48°21'59" West, a distance of 51.47 feet;
Thence North 50°41'22" West, a distance of 108.62 feet;
Thence North 51°13'43" West, a distance of 74.39 feet;
Thence North 51°46'24" West, a distance of 55.86 feet;
Thence North 54°15'47" West, a distance of 65.71 feet;
Thence North 59°29'00" West, a distance of 47.24 feet;
Thence North 63°12'40" West, a distance of 52.76 feet to said POINT OF BEGINNING.

Said combination of parcels containing 2,065,904 square feet or 47.4 acres, more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to a boundary survey of the Nan Clark Dugger Property by DBS & Associates Engineering, Inc., Stamped by W. Logan McCraw, TN RLS # 2887, dated April 28, 2017. Herein description prepared by Grayson W. Smith, TN RLS# 3003 of DBS & Associates Engineering, Inc.

Being part of the same property conveyed to Nan Clark Dugger a/k/a Nan B. Dugger, by Deed from J. R. Bridgewater dated 12/12/1939 and filed for record in Book 1104, Page 663, Register's Office for Davidson County, Tennessee; and, being part of the same property conveyed to Nan Bridgewater Dugger by Deed from Carry B. Bridgewater dated 11/6/1937 and filed for record in Book 1040, Page 512, Register's Office for Davidson County, Tennessee. The said Nan B. Dugger, a/k/a Nan Bridgewater Dugger died testate on 1/5/16 devising a portion of subject property to John Leland Dugger, Bradley Smith Dugger and John Leland Dugger and Bradley Smith Dugger as Co-Trustees of the William Clark Dugger Trust established by Will of Nan B. Dugger and, a portion of subject property to John Leland Dugger and Bradley Smith Dugger as evidenced in File 16-123 in the Office of the Clerk of the Probate Court for Davidson County, Tennessee.