THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33833-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me this 3rd day of August, 2017. Notary Public My Commission Expires: 9-8-2020

BRITTANY T. DUGGER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Vintage South, LLC 4025 Wallace Lane Nashville, TN 37215-2307	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 116 16 0 006 00

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 of which is hereby acknowledged, **Nancy N. Dugger, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vintage South, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4003 Dorcas Dr, Nashville, TN 37215.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170067495 DEEDWARR
Recvd: 08/04/17 12:59 3 pgs
Fees:18.00 Taxes:1979.50
20170804-0079968

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of August, 2017.

Nancy N. Dugger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy N. Dugger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Evergreen Heights Part Two, as of record in Plat Book 1835, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James F. Dugger and wife, Nancy N. Dugger by deed dated May 1, 1978 from John C. Boylin of record in Book 5280, page 869 Register's Office for Davidson County, Tennessee. James F. Dugger died on November 14, 1993 leaving Nancy N. Dugger as surviving tenant by the entirety. Being also the same property conveyed to Nancy N. Dugger by Executrix's Quitclaim Deed of record in Book 9595, page 701, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 116 16 0 006 00.
2. Restrictive covenants contained in an instrument of record in Book 1788, page 425, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 1835, page 19, Register's Office for Davidson County, Tennessee.