Karen Y Johnson Davidson County
Batch# 141813 DEEDWARR
09/17/2018 12:06:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180917-0091950

This Instrument Prepared By:
Alan C. Housholder, Attorney
102 Woodmont Boulevard, Suite 510
Nashville, TN 37205

EXECUTOR'S DEED

Address New Owners as:
Bradley Smith Dugger,
John Leland Dugger, and
John Leland Dugger and
Bradley Smith Dugger, Co-Trustees
2049 Nashville Hwy
Columbia, TN 38401

Send Tax Bills To:
Same

Map/Parcel Number:
10100017200

STATE OF TENNESSEE)
COUNTY OF Maury)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(3)(D).

Affiant

Subscribed and sworn to before me this 6th day of September, 2018.

Notary Public

My Commission Expires: 7-22-2019

LEE ANN GARRISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

WHEREAS, Nan Dugger (the "Decedent") died on January 5, 2016 and Decedent's Last Will and Testament, (the "Will") dated October 11, 1995 was admitted to probate on February 3, 2016, as Case No. 16P123 in the Probate Court For Davidson County, Tennessee;

WHEREAS, Bradley Smith Dugger was duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, pursuant to the Will, certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") is devised to Bradley Smith Dugger, John Leland Dugger, and John Leland Dugger and Bradley Smith Dugger, Co-Trustees, under the Will of Nan Dugger.

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to the Property in accordance with the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers and conveys all of the Estate's right, title and interest in the Property to Bradley Smith Dugger, John Leland Dugger, and John Leland Dugger and Bradley Smith Dugger, Co-Trustees, under the Will of Nan Dugger, the "Beneficiaries".

The Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This is improved property located at Southeast corner of River Road and Gower Road, Nashville, Tennessee 37209.

The Property is the same real property conveyed to Nan B. Dugger by deed from J. Michael Jacobs dated October 2, 1986, and of record in Deed Book 7012, Page 312, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiaries, their successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiaries, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 6th day of September, 2018.

Estate of Nan Dugger

By: Bradley Dugger, Executor

STATE OF TENNESSEE)
COUNTY OF Maury)

Personally appeared before me, a Notary Public in and for said State and County, Bradley Dugger, who upon oath acknowledged that he is the Executor of the Estate of Nan Dugger, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Columbia, Tennessee, this 6th day of September, 2018.

LEE ANN GARRISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Lee Ann Garrison
Notary Public
My Commission Expires: 7-22-2019

EXHIBIT A

Land in the Eighth Civil District of Davidson County, Tennessee, to wit:

Beginning at a point in the right of way of River Road, the northwest corner of the 125.61 acre Dugger tract leased to Vulcan Materials, thence South 38° 38' 22" east, 735.91 feet; thence north 22° 26' 42" east along Gower Road to a point 206.68 feet; thence north 31° 39' 16" east, 100.97 feet; thence north 79° 40' 13" west, 25.48 feet to a point contiguous with the Langley tract in Book 1344, page 433; thence north 02° 35' 18" west, 615.98 feet along the Foutch tract as of record in Book 2800, page 509; thence north 03° 04' 12" west, 788.65 feet along the Mabry tract of record in Deed Book 6274, page 61 and to a point adjacent to the Sullivan tract in Deed Book 2035, page 367 to a point in Overall Creek; thence north 33° 41' 09" east, 1643.02 feet to the point of beginning. Said tract contains 20.14 acres more or less.

Being the property devised to Nan B. Dugger from J. Michael Jacobs as of record in Book 7012, page 312, Register's Office of Davidson County, Tennessee.