BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$449,000.00.**

Carolyn F. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2020.

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells State of Tennessee Notary Public Williamson County

Karen Johnson Davidson County
Batch# 358942 DEEDWARR
02/18/2020 08:26:29 AM 2 pgs
Fees: $13.00 Taxes: $1,661.30
20200218-0017486

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dignity, LLC 700 Ermac Drive Nashville, TN 37214	Dignity, LLC 1048 Singing Springs Rd. Mt. Juliet, TN 37122	107-03-0-002.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert E. Duke and wife, Carolyn F. Duke**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Dignity, LLC, a Tennessee limited liability company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of The Highlands Subdivision of record in Plat Book 2663, Page 127, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Duke and wife, Carolyn F. Duke by Deed from Lester D. Bailey and wife, Joyce E. Bailey, dated 10/05/1976 and recorded 10/06/1976, of record in Book 5075, Page 486, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 700 Ermac Drive, Nashville, TN 37214

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my/our hand(s) this the 14th day of February, 2020.

Robert E. Duke

Carolyn F. Duke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert E. Duke and Carolyn F. Duke with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 14th of February, 2020.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County