Karen Johnson Davidson County
Batch# 438358 DEEDWARR
07/15/2020 02:41:30 PM 7 pgs
Fees: $38.00 Taxes: $11,100.00
20200715-0077618

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Vulcan Lands, Inc. c/o Vulcan Materials Company 1200 Urban Center Drive Birmingham, AL 35242	101-00-0-109.00	Vulcan Lands, Inc. c/o Vulcan Materials Company 1200 Urban Center Drive Birmingham, AL 35242 Attn: Indirect Tax Department
This instrument prepared by: Bradley Arant Boult Cummings LLP (EBH) 1600 Division Street, Suite 700, Nashville, TN 37203		

GENERAL 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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, JOHN LELAND DUGGER and BRADLEY SMITH DUGGER, as Co-Trustees for the benefit of William Clark Dugger under the Last Will and Testament of Nan B. Dugger dated October 11, 1995, and JOHN LELAND DUGGER and BRADLEY SMITH DUGGER, each an individual resident of the State of Tennessee (collectively, the "Grantor"), have bargained and sold, and by these presents transfer and convey to VULCAN LANDS, INC., a New Jersey corporation (the "Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located 5847 River Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor further covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Affiant

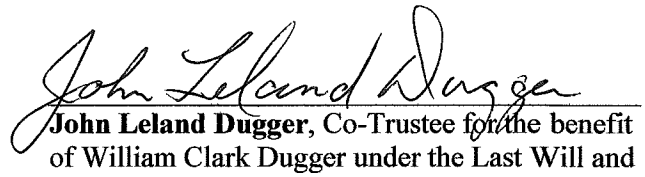
Subscribed and sworn to before me this 14th day of June, 2020.

Notary Public
My Commission Expires: 7/6/2020

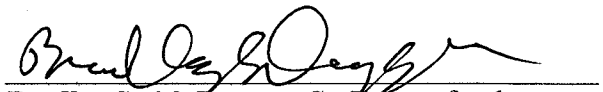
NOTARY PUBLIC TENNESSEE NOTARY PUBLIC My Comm Exp. July 6, 2020 COUNTY OF DAVIDSON

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed this 22nd day of June, 2020.

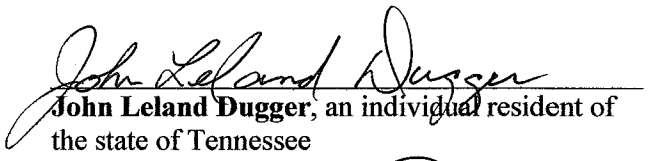
GRANTOR:



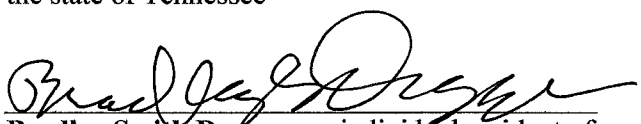
John Leland Dugger, Co-Trustee for the benefit of William Clark Dugger under the Last Will and Testament of Nan B. Dugger dated October 11, 1995



Bradley Smith Dugger, Co-Trustee for the benefit of William Clark Dugger under the Last Will and Testament of Nan B. Dugger dated October 11, 1995



John Leland Dugger, an individual resident of the state of Tennessee



Bradley Smith Dugger, an individual resident of the state of Tennessee

[Acknowledgements on following pages]

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Alan C. Householder, the undersigned, a Notary Public in and for said County and State, the within named **JOHN LELAND DUGGER**, as Co-Trustee for the benefit of William Clark Dugger under the Last Will and Testament of Nan B. Dugger dated October 11, 1995, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 15th day of June, 2020.

ALAN C. HOUSHOLDER TENNESSEE NOTARY PUBLIC My Comm Exp. July 6, 2020 COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
7/6/2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Alan C. Householder, the undersigned, a Notary Public in and for said County and State, the within named **JOHN LELAND DUGGER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 15th day of June, 2020.

ALAN C. HOUSHOLDER TENNESSEE NOTARY PUBLIC My Comm Exp. July 6, 2020 COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
7/6/2020

[Acknowledgments continue on following page]

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Alan C Householder, the undersigned, a Notary Public in and for said County and State, the within named **BRADLEY SMITH DUGGER**, as Co-Trustee for the benefit of William Clark Dugger under the Last Will and Testament of Nan B. Dugger dated October 11, 1995, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19th day of June, 2020.

ALAN C. HOUSHOLDER TENNESSEE NOTARY PUBLIC My Comm Exp. July 6, 2020 COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
7/6/2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Alan C Householder, the undersigned, a Notary Public in and for said County and State, the within named **BRADLEY SMITH DUGGER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19th day of June, 2020.

ALAN C. HOUSHOLDER TENNESSEE NOTARY PUBLIC My Comm Exp. July 6, 2020 COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
7/6/2020

EXHIBIT A

DESCRIPTION OF PROPERTY

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

Beginning at a new iron pin in the right of way of River Road, the northwest corner of Woodall Deed Book 2435, page 332, South 00 degrees 19 minutes 41 seconds West 1,899.78 feet to a new iron pin, the southwest corner of Freels Deed Book 5131, page 227; thence North 87 degrees 12 minutes 30 seconds West 673.17 feet to a new iron pin; thence North 85 degrees 12 minutes 56 seconds West 2,229.21 feet to a point in the creek; thence along run of the creek 8 calls as follows: North 30 degrees 08 minutes 05 seconds West 55.64 feet; North 00 degrees 40 minutes 37 seconds East 60.52 feet; North 20 degrees 58 minutes 32 seconds East 84.24 feet; North 05 degrees 44 minutes 53 seconds West 92.33 feet; North 01 degrees 35 minutes 55 seconds West 75.12 feet; North 10 degrees 06 minutes 10 seconds West 67.20 feet; North 23 degrees 03 minutes 10 seconds West 119.91 feet; North 27 degrees 51 minutes 30 seconds West 85.58 feet to a point in the creek, a corner with Sullivan Deed Book 2035, page 367; thence following Overall Creek to a point which is North 33 degrees 41 minutes 09 seconds East 1643.02 feet being in the southern right of way of River Road; thence with said right of way eight (8) calls North 87 degrees 29 minutes 59 seconds East 368.32 feet to an iron pin; North 76 degrees 40 minutes 05 seconds East 140.28 feet to a new iron pin; the cord of a curve South 85 degrees 58 minutes 47 seconds East 554.69 feet to a new iron pin; South 68 degrees 37 minutes 40 seconds East 159.71 feet to a new iron pin; the cord of a curve South 70 degrees 42 minutes 26 seconds East 105.77 feet to a new iron pin; South 72 degrees 47 minutes 13 seconds East 547.65 feet to a new iron pin; the cord of a curve South 78 degrees 29 minutes 31 seconds East 192.88 feet to a new iron pin; South 84 degrees 11 minutes 49 seconds East 82.49 feet to the point of beginning containing 125.61 acres more or less.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance of record in Book 4522, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Michael Jacobs, Trustee, by Quitclaim Deed of record in Book 7071, page 49, Register's Office for Davidson County, Tennessee, and within the same deed, the said J. Michael Jacobs, Trustee, conveyed his interest in the subject property to Nan B. Dugger.

The said Nan B. Dugger died January 5, 2016, and by her Last Will and Testament filed as Probate No. 16P-123, in the Probate Court Clerk's Office of Davidson County, Tennessee, devised the subject property to John Leland Dugger, Bradley Smith Dugger, and John Leland Dugger and Bradley Smith Dugger, Co-Trustees for the use and benefit of William Clark Dugger during his natural life and the remainder interest to his children, William Clark Dugger, Jr. and Melody Joy Dugger, if deceased. Bradley Smith Dugger was appointed Executor of the Estate of Nan B. Dugger.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2020, a lien not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5222, Page 775, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Water Lines of record in Instrument Number 20060620-0073780, in the Register's Office for Davidson County, Tennessee.

4. Easements as referenced in Deed and Agreed Order of Possession of record in Instrument Number 20060703-0079567, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

Custodian of the electronic version of the attached document tendered for registration herewith and That this is a true and correct copy of the original document executed and authenticated according to law.

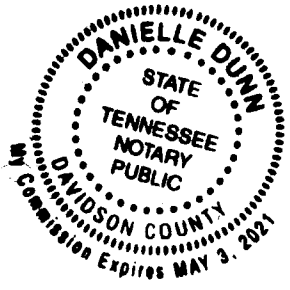
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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