PREPARED BY
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~. $200,000.00

Rick Watt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/24/2023
(AFFIX SEAL)

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 471628 **DEEDWARR**
09/08/2020 11:40:04 AM 3 pgs
Fees: $18.00 Taxes: $740.00

20200908-0101913

07-NSH20-00137

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Barbara Templeton ~~0 River Road~~ 3614 Meadow Dr ~~Nashville, TN 37209~~ Nashville TN 37215	SAME	101-00-0-172.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bradley Smith Dugger and John Leland Dugger and John Leland Dugger and Bradley Smith Dugger, Co-Trustees, under the Will of Nan Dugger**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Barbara Templeton**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Exhibit "A" attached hereto and made a part hereof

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 0 River Road, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of September, 2020

John Leland Dugger, individually and as Trustee of the testamentary trust under the Last Will and Testament of Nan B. Dugger

Bradley Smith Dugger, individually and as Trustee of the testamentary trust under the Last Will and Testament of Nan B. Dugger

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this First (1ST) day of September, 1 2020, before me personally appeared Bradley Smith Dugger and John Leland Dugger, individually and as Co-Trustees of the testamentary under the Last Will and Testament Nan B. Dugger, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Notary Public

My Commission Expires: 07/24/2023

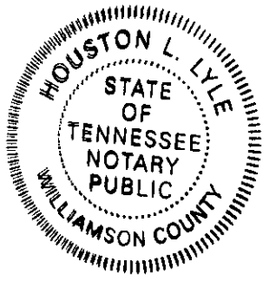


EXHIBIT "A"

Land situated in Davidson County, Tennessee, being the entire property of Bradley Smith Dugger, John Leland Dugger, and John Leland Dugger and Bradley Smith Dugger, Trustees property as recorded in Instrument No. 20180917-0091950, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning an iron pin set at the north east corner of Charley and Jamie Langley as recorded in Instrument No. 20100322-0021178, said point lying on the east margin of Gower Road, and lying NORTH 50°02'08" EAST a distance of 129.05' from the centerline intersection of River Road and Gower Road; Thence with the east margin of Gower Road, NORTH 32°28'36" EAST a distance of 173.72' to an iron pin set; Thence with the same and with a curve turning to the left with an arc length of 62.66', with a radius of 525.00', with a chord bearing of NORTH 29°03'26" EAST, with a chord length of 62.63", to an iron pin set; Thence with the same NORTH 25°38'16" EAST a distance of 276.04' to an iron pin set; Thence with the same and with a curve turning to the right with an arc length of 51.55', with a radius of 25.00', with a chord bearing of NORTH 85°42'34" EAST, with a chord length of 42.89', to an iron pin set; Thence with the west margin of River Road, SOUTH 36°13'08" EAST a distance of 190.47' to an iron pin set; thence with a curve turning to the left with an arc length of 728.13', with a radius of 975.00', with a chord bearing of SOUTH 57°36'47" EAST, with a chord length of 711.32', to an iron pin set; Thence generally following with the centerline of Overall Creek SOUTH 27°27'08" WEST a distance of 38.77' to a point;
Thence with the same SOUTH 26°39'21" WEST a distance of 243.78';
Thence with the same SOUTH 38°02'31" WEST a distance of 145.01';
Thence with the same SOUTH 28°18'34" WEST a distance of 222.47';
Thence with the same SOUTH 21°09'40" WEST a distance of 152.77';
Thence with the same SOUTH 31°56'34" WEST a distance of 182.11';
Thence with the same SOUTH 39°18'18" WEST a distance of 252.14';
Thence with the same SOUTH 36°32'05" WEST a distance of 163.87';
Thence with the same SOUTH 81°34'46" WEST a distance of 96.63';
Thence with the same SOUTH 51°42'22" WEST a distance of 63.66';
Thence with the same SOUTH 40°15'35" WEST a distance of 143.32';
Thence leaving the centerline of Overall Creek and with the east line of Rod Wilkins as recorded in Instrument No. 20110406-0026593, NORTH 00°02'17" EAST a distance of 393.80' to an iron pin found; Thence with the east line of Kevin Belote as recorded in Instrument No. 20080226-0018606, NORTH 00°12'37" WEST a distance of 370.78' 14" Hackberry tree; Thence with the east line of Alton Foutch as recorded in Instrument No. 20080129-0009219 and Deed Book 5180, page 476, NORTH 01°29'06" WEST a distance of 115.38' to a 1.5 inch iron pipe; Thence with the east property line of Gina Patton (Guardian of Jeffrey Patton) as recorded in Instrument No. NORTH 02°22'10" EAST a distance of 82.15' to an iron pin found with RLS #1444 cap; Thence with the east property line of John Witherspoon as recorded in Instrument No. 20190524-0049147 and Charley and Jamie Langley as recorded in Instrument No. 20100322-0021178, NORTH 00°25'51" WEST a distance of 533.78' to an iron pin found; Thence with the northerly line of aforesaid Langley, NORTH 77°30'46" WEST a distance of 25.85' which is the point of beginning.

For informational purposes only: survey references subject property having an area of 981,931.9 square feet, 22.54 acres, more or less.

Being part of the same property conveyed to J. Michael Jacobs, Trustee by Quitclaim Deed from Nan B. Dugger and husband, Leland J. Dugger, and further conveyed to Nan B. Dugger and husband, Leland J. Dugger by Quitclaim Deed from J. Michael Jacobs, Trustee, dated October 2, 1986, recorded October 17, 1986, of record in Book 7012, Page 312, in the Register's Office for Davidson County, Tennessee. The said Nan B. Dugger died testate on January 5, 2016. The Last Will and Testament of Nan B. Dugger was admitted to probate by Order of the Circuit Court of Davidson County, entered February 3, 2016, in Docket No. 16P123. Said Order appointed Bradley Smith Dugger as the Executor of the Estate and Letters Testamentary were issued to him. Article V of said Last Will and Testament devised the real property to John Leland Dugger and Bradley Smith Dugger; and to John Leland Dugger and Bradley Smith Dugger, as Co-Trustees for a testamentary Trust for the benefit of William Clark Dugger.

Further being the same property conveyed to Bradley Smith Dugger, John Leland Dugger, and John Leland Dugger and Bradley Smith Dugger, Co-Trustees, under the Will of Nan Dugger by Executor's Deed from Bradley Dugger, Executor of the Estate of Nan Dugger, dated September 6, 2018, recorded September 17, 2018, of record in Instrument No. 20180917-0091950, in the Register's Office for Davidson County, Tennessee.