WARRANTY DEED

Karen Johnson Davidson County
Batch# 570764 **DEEDWARR**
02/09/2021 09:43:55 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20210209-0018278

W-SB-SGS-21-1604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 2-9-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dugout Properties Trust	**New Owner**	
(NAME)	(NAME)	**137-00-0-055.00**
1604 Bakers Grove Rd		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIDDLE TN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES HOWARD RAGSDALE, SR., TRUSTEE OF THE DUGOUT PROPERTIES TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Land in the 4th, formerly the 16th, Civil District of Davidson County, Tennessee, being Lots Nos. 1, 2 and 3 on the Plan of John C.Warpool's Subdivision of a 12 acre tract, not of record, described according to a survey made by Watkins and Murray Surveyors, October 29, 1946, as follows: Beginning at an old railroad spike in the center of Old Hickory Boulevard at its intersection with the center line of the Granny Wright Road; thence with the center of said Boulevard, South 17 degrees 29 minutes West 370 feet to the corner of lots Nos. 3 and 4; thence with the line between said two lots, eastwardly 460.2 feet; thence North 2 degrees 30 minutes West 416 feet to an iron pin in the center of Granny Wright Road, thence with the center of said Road, North 87 degrees West 324.2 feet to the beginning. Included in the above description, but expressly excluded therefrom, is that certain 0.65 acre parcel conveyed to John J. Woodroof and wife, Katherine P. Woodroof, dated 10/21/1958 in Book 2812, Page 465, in the Registers Office of Davidson County, Tennessee.

Being the same property conveyed to Middle TN Investments, LLC, a Tennessee limited liability company by Warranty Deed from John Robert Woodroof and Katherine Woodroof Brown of record in Instrument No. 20191119-0119213 Register's Office for Davidson County, Tennessee, dated November 15, 2019 and recorded on November 19, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Deed to John J. Woodroof and Katherine P. Woodroof dated October 21, 1958 of record in Book 2812, Page 465, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1604 Bakers Grove Rd, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th DAY OF FEBRUARY, 2021.

Middle TN Investments, LLC

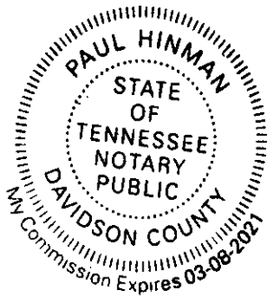
BY: _____
Brian Benton
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BRIAN BENTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of MIDDLE TN INVESTMENTS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 5th of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212