Karen Johnson Davidson County
Batch# 776565 DEEDWARR
12/20/2021 09:13:11 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20211220-0167584

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $320,000.00. Affiant Subscribed and sworn to before me, this 17 day of December, 2021. Notary Public My commission expires: 3-4-25

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Valentine C. Deilgat	**New Owner**	**137-055.00**
1604 Bakers Grove Road	3420 Brandywine Street	
Nashville, TN 37076	San Diego CA 92117	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Drew Donald Raymond Fraser, Co-Trustee of the Dugout Properties Trust dated February 13, 2019

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Valentine C. Deilgat

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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 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.

From this conveyance being the same property conveyed to James Howard Ragsdale, Sr., Trustee of the Dugout Properties Trust, by Warranty Deed, from Middle TN Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20210209-0018278, dated February 5, 2021, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
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 is improved property known as 1604 Bakers Grove Road, Nashville, TN 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 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 14 day of December, 2021.

Dugout Properties Trust

By: X _____
Drew Donald Raymond Fraser, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Drew Donald Raymond Fraser, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Trustee of the Dugout Property Trust, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 14 day of December, 2021.

A. Scott Hubbard
Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 21-892
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027