WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/10 10:51 3 pgs
Fees:18.00 Taxes:296.00
20100609-0044734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2010.

My Commission Expires: May 6, 2013
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Tucker	Michael Tucker	041-00-0-008.00
(NAME) 2857 Stokers Lane N.	(NAME) 2857 Stokers Lane N.	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles Huddleston, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Tucker, and wife Torri Tucker, 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:

0 Old Hickory Blvd. W. of Dickerson Pike, Nashville, TN 37221

In the tenth, formerly the twenty second, Civil District, and being part of the southerly 25acres of Tract No. 5, as shown on the Map of the Division of the Heirs of Mary Kyle Dale, et al, as of record inBook 547, Page 67, Register's Office for said County, said part of Lot No. 5 being a part of tract No. 2, as shown on the Map of K. J. Morris Lands, as of record in Book 57, Page 49, said Register's Office, and described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Tract No. 1: Beginning at a spike in the center of the Old Hickory Boulevard, said spike being South 63 degrees, 10 minutes East 771.5 feet, more or less, from the original West boundary line of said Tract No. 5, and said Tract No. 2 above referred to; thence leaving said Boulevard North 1 degree, 40 minutes, East 401 feet to a point 719 feet East of the Northwest corner of said 25 acre tract; thence with the original North line of said 25 acre Tract South 86 degrees .05 minutes East 201 feet to a point 58 feet west of the West boundary line of an 80 acre tract conveyed to Dillard Y. Dale, et al, of record in Book 424, page 588, said Register's Office; thence South 1 degree, 40 minutes West 468 feet to a spike in thecenter of Old Hickory Boulevard; thence with the center of Old Hickory Boulevard North 68 degrees, 10 minutes West 206 feet, more or less; to the point of beginning, containing two acres, more or less.

Being the same property conveyed to Melanie Melvin McGee by Last Will and Testament from Margaret Jackson Melvin, dated August 3, 1976, of record in Will Book 154, Page 502, Register's Office for Davidson County, Tennessee. Also see Affidavit of Heirship of record in Book 7172, Page 120, said Register's Office.

The legal description contained in herein is the same as the previous deed of record.

Being the same property conveyed to Charles Huddleston by deed from Melanie Melvin McGee, dated August 16, 2006, of record in Instrument # 20060823-0104095, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 0 Old Hickory Blvd., Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 4th day of June, 2010.

Charles Huddleston

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Huddleston, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Charles Huddleston executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 4th day of June, 2010.

Commission expires:

RACHEL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
May 6, 2013

PINNACLE
Title & Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615) 256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, S. S. Cambridge, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

S. S. Cambridge
Notary Signature

S. S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

My Commission Expires MAY 8, 2012