WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130059298 DEEDWARR
Recvd: 07/11/13 15:32 2 pgs
Fees:13.00 Taxes:3256.00
20130711-0072040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/6/2015 7-6-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul L. Huddleston Mary Hollis Huddleston	NEW OWNER.	1309006100
(NAME) 161 Cheek Road	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, ***Nancy E. Keil-Culbertson, an unmarried woman***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***Paul L. Huddleston and wife, Mary Hollis Huddleston***, 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:

Tract 1:
Land in Davidson County, Tennessee, being the westerly 115 feet of the easterly 135 feet of Lot No. 13, Block "D" on the Plan of (Revised) Highlands of Belle Meade No. 2 as of record in Plat Book 843, page 18, Register's Office for said County, to which plan reference is made for a more complete description. Said part of said lot fronts115 feet on the southerly side of Cheek Road, and runs back between parallel lines 175 feet to the northerly margin of a 25 foot street.

Tract 2:
A strip of land 25 feet wide and 115 feet long, which strip of land was formerly an unaccepted dedicated street on the "Revised Plan of Highlands of Belle Meade No. 2," which parcel of land begins at the southeast corner of a lot presently owned by said Grantor and hereinafter described, and runs westerly 115 feet to a point, said point being the southwesterly corner of the presently owned Grantor's lot; thence southerly 35 feet along the line which is a continuation of the westerly border of lot presently owned by Grantor; thence 115 feet easterly to a point on the line, which line is a continuation of the westerly border of Grantor's presently owned lot; thence southerly 25 feet back to the point of beginning.

Being the same property conveyed to Nancy E. Keil-Culbertson, an unmarried woman by Deed from Catherine Elizabeth Wilt and husband Toby S. Wilt, Jr., dated 12/10/2008 and filed for record on 12/12/2008 in Instrument 200812120119690, Register's Office for Davidson County, Tennessee. Said Deed was corrected by Scrivener's Affidavit in Instrument 200812290123087, said Register's Office

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **161 Cheek Road, Nashville, TN 37205**
(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 9th day of July, 2013.

Nancy E. Keil-Culberson

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 Nancy E. Keil-Culberson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9TH DAY OF JULY, 2013.

Commission expires: 7/6/2015

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2015