ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
K. Ryan Meadows 7036 Wikle Road West Brentwood, TN 37027	NEW OWNER	08115027700
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Michael Castellarin, Successor Administrator for the Estate of Charles S. Huddleston, Sr. (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto K. Ryan Meadows, a married man (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit: Situated in Davidson County, Tennessee particularly described as follows, to-wit:

Being Lot No. 317, on the Plan of D. T. McGavock and Others Addition to the City of Nashville, called the addition to the town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plat reference Is hereby made for a more complete description.

Said Lot No. 317 fronts 50 feet on the easterly side of Odd Street or 16th Avenue North, and runs back 194 feet, more or less, on the southerly line and 179 feet, more or less, on the northerly line to an alley and measures 52 feet thereon.

Being the same property conveyed by Warranty Deed from Sylvester Armor, unmarried to Charles Huddleston as recorded on the 6th day of March, 2006 in Instrument Number 20060306-0025738, in the Register's Office of Davidson County, Tennessee. The said, Charles Huddleston since died on May 9, 2013 and his estate is in Probate Case 13P-903 of Davidson County Seventh Circuit Court, Probate Division. Michael Castellarin was appointed Successor Administrator of the estate by Order in Probate Case 13P903.

Charles Huddleston, Charles S. Huddleston, Sr. and Charles Samuel Huddleston, Sr. are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO:
1. 2015 Davidson County taxes are not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20150069664 DEEDWARR
Recvd: 08/18/15 15:50 3 pgs
Fees:18.00 Taxes:66.60
20150818-0083274

2. All matters as shown on the Plat of record in Plat Book 21, page 41, said Register's Office.
3. This conveyance is subject to all restrictions, easements and planning documents of record.
4. Agreement for Dedication of Easement as set forth in Book 6297, page 10, said Register's Office.

This is unimproved real property located on 1410 16th Avenue N, Nashville, Tennessee 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $18,000.00.

Affiant

Julie Hamilton
State of Tennessee Notary Public
Davidson County

Subscribed and sworn to before me this 14th day of August, 2015.

Notary Public

Commission Expires:

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 13th day of August, 2015.

The Estate of Charles S. Huddleston, Sr.

By: successor administrator
Michael Castellarin, Successor Administrator

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Michael Castellarin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Successor Administrator of The Estate Charles S. Huddleston, Sr., and that he as such Successor Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/herself as Successor Administrator.

WITNESS my hand and official seal at Nashville, Tennessee this 19 day of August, 2015.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY