BILL GARRETT, Davidson County
Trans:T20160008686 DEEDWARR
Recvd: 02/02/16 08:44 3 pgs
Fees:18.00 Taxes:370.00
20160202-0009788

File # 15-06-15148
Box 26b

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Trina L. Robinson	{New Owner	}07013013300
{43054 Knightsbridge Way	{	}
{Temecula, CA 92592	{	}
{	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		}

WARRANTY D E E D

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 M. Castellarin, Successor Administrator for the Estate of Charles Samuel Huddleston (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Trina L. Robinson, a married person (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:

Land in Davidson County, Tennessee, being part of Lot 13 on the Map of Haley's Subdivision of a Part of Block 5 of the G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, and being known as all of Lot 13-A and the south part of Lot 13 on the Map of Haley's Subdivision, not of record, described according to a copy of a survey made by Geo. H. Watkins, Surveyor, on May 24, 1950, as follows: Beginning at a point in the northeasterly margin of River Drive, being the most westerly corner of Lot 14 on said recorded plan; thence along the westerly line of Lots 14, 15 and 16, north 28 degrees east 285 feet to a point; thence northwesterly 73 ½ feet to a point; thence southwesterly 270 feet more or less to the northeasterly margin of River Drive; thence with the margin of the same, southeasterly around a slight curve 94 feet to the point of beginning.

Being the same property conveyed to Charles Huddleston by Warranty Deed from Lyle L. Beckjordan and wife, Bonnie B. Beckjordan of record in Instrument Number 20090714-0065566, said Register's Office for 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 M. Castellarin was appointed Successor Administrator of the estate by Order in Probate Case 13P-903 on December 4, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 Davidson County taxes are not yet due and payable.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Successor Administrator
Affiant.

Subscribed and sworn to before me this

27th day of January, 2016.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Commission Expires:

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

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

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

Witness my hand this 27th day of January, 2016

Estate of Charles Samuel Huddleston

By: Successor Administrator
Michael M. 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 M. Castellarin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Administrator of the Estate of Charles Samuel Huddleston, and that he as such Successor Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of Estate by himself as Successor Administrator.

WITNESS my hand and official seal at Nashville, Tennessee this 27th day of January, 2016.

Notary Public

My Commission Expires:

