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BILL GARRETT, Davidson County
Trans:T20160027889 DEEDWARR
Recvd: 04/06/16 10:51 2 pgs
Fees:13.00 Taxes:721.50
20160406-0032915

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156996

WARRANTY DEED

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$195,000.00~~ $195,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2016.

NOTARY PUBLIC

My commission expires: 3/16/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Huddleston II 1200 Jones Street Old Hickory, TN 37138	Same address as new owner	044 15 0 368.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Five Thousand and 00/100 Dollars ($195,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **KRISTINA ANNE TROGLEN, A MARRIED WOMAN AND SCOTT CLOSE, AN UNMARRIED MAN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **RICHARD HUDDLESTON II AND SARA D. HUDDLESTON, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 115, Section B, Village of Old Hickory, as shown on the plat recorded July 16, 1948. as of record in Book 1424, Page 67, in the Register's Office for Davidson County. Tennessee fronting 99.9 feet on Jones Street containing 0.34 acres, more or less.

Being the same property conveyed to Scott Close and Elizabeth Close, husband and wife and Kristina Anne Troglen, a married woman, as joint tenants with rights of survivorship, by Quit Claim Deed from Scott Close and Elizabeth Close, husband and wife, and Drew Troglen and Kristina Anne Troglen f/k/a Kristina Anne Close, husband and wife, dated 10/29/2013, recorded 11/4/2013, of record in Instrument No. 20131104-0114246, in the Register's Office for Davidson County, Tennessee. The said Elizabeth Close having since died leaving the property vested in Scott Close and Kristina Anne Troglen as surviving joint tenants.

The address of the herein described property is believed to be 1200 Jones Street, Nashville, TN 37138, and is shown on all tax records as same, but such addresses

are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in Book 1424, Page 67; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **ANDREW E. TROGLEN,** husband of the aforesaid **KRISTINA ANNE TROGLEN,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property.

WITNESS OUR HANDS, this the 28th day of January, 2016.

KRISTINA ANNE TROGLEN

SCOTT CLOSE

ANDREW E. TROGLEN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Kristina Anne Troglen , Scott Close and Andrew E. Troglen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of January, 2016.

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Melinda Sutherland
Printed Notary Name

My commission expires: 3/26/18