ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Talisha Huddleston	New Owner	050-00-0-115.00
200 Delaware Avenue		
Madison, TN 37115		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, ue, Suite 201, Nashville, TN 37205.		26b 15233

BILL GARRETT, Davidson County
Trans:T20160045685 DEEDWARR
Recvd: 05/31/16 14:40 3 pgs
Fees:18.00 Taxes:192.40
20160531-0054556

WARRANTY DEED

AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand od and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Michael Castellarin, Successor Administrator for the Estate of Charles Samuel Huddleston, Sr. (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Talisha Huddleston, a single 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: Situated in Davidson County, Tennessee particularly described as follows, to-wit:

A Tract of Land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983, prepared by Ragan-Smith-Murphy & Associates, Inc. Job No. 83-054, as follows:

To reach the beginning from an iron pin set in the southeasterly boundary line of a tract of land conveyed to J. D. Southerland by deed of record in Book 2702, Page 70, Register's Office for Davidson County, Tennessee, and also being the southwest corner of a tract of land conveyed to C. W. Cone and wife, by deed as of record in Book 1847, Page 522, said Register's Office, Proceed: N 10° 46' 51" E 525.15 feet to an iron pin; the point of beginning; thence, N 10° 46' 51" E 600.70 feet to an iron pin; thence N 80° 42' 15" W 487.28 feet to an iron pin; thence N 33° 51' 47" W 41.10 feet to an iron pin; thence N 59° 22' 49" E 699.70 feet to a point in the center of a 50' private drive; thence, southeastwardly with the center of said drive an 800.00 foot curve to the left 107.00 feet, said curve has a chord bearing and distance of S 41° 16' 49" E 106.92 feet; thence, S 45° 06' 43" E 134.38 feet; thence with a 340.00 foot radius curve to the right 159.31 feet, said curve has a curve bearing and distance of S 31° 41' 19" E 157.86 feet; thence with a 2462.20 foot radius curve to the left 375.57 feet, said curve has a chord bearing and distance of S 22° 38' 11" E 375.20 feet; thence, S 27° 00' 18" E 4.01 feet; thence, leaving said drive S 56° 33' 36" W 725.75 feet to the point of beginning and containing 10.00 acres, more or less.

Being the same property conveyed by Warranty Deed from Melvin W. Lightfoot and wife, Carolyn Lightfoot to Charles Huddleston as recorded on the 1st day of September, 2006 in Instrument

Number 20060901-0108146, in the Register's Office of Davidson County, Tennessee. The said, Charles Huddleston since died on May 16, 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. 2016 Davidson County taxes are not yet due and payable.
2. All matters as shown on survey prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054 said Register's Office.
3. Restrictive covenants of record as shown in Book 6204, page 253, said Register's Office.
4. Roadway Easement of record as shown in Book 6199, page 554 and book 6199, page 559, said Register's Office.

This is unimproved real property located on 0 Trail Hollow Lane, Whites Creek, TN, 37189.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $52,000.00.

Affiant

Subscribed and sworn to before me this 25th day of May, 2016.

Notary Public

Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 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, her heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of May, 2016.

The Estate of Charles S. Huddleston, Sr.

By: _____
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 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, Davidson County, Tennessee, this 10th day of May, 2016.

_____
Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC