{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Talisha Huddleston	{ New Owner	}070-05-0-037.00 }
{200 Delaware Avenue	{	} }
{Madison, TN 37115	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		26b }
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		15233 }

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 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:

Being a part of Lot No. 10 on the Plan of Alpine Terrace Subdivision, as of record in Book 421, page 131, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the easterly margin of Stivers Street 151 feet north of the dividing line between lots 9 and 10 in the Subdivision; thence with the easterly margin of Stivers Street northwardly 85 feet to a point; thence eastwardly 102 feet to a point in the westerly margin of Goodrich Street, the same being 172 feet from the common corner of Lots 9 and 10 on Goodrich Street, thence southwardly with the westerly margin of Goodrich Street, thence southwardly with the westerly margin of Goodrich Street 63 feet to a point thence, westwardly 99 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Ernest H. Bell, Sr. and wife, Milbrey Bell to Charles Huddleston as recorded on the 18th day of January, 2006 in Instrument Number 20060118-0006467, 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.

BILL GARRETT, Davidson County
Trans:T20160045700 DEEDWARR
Recvd: 05/31/16 14:43 3 pgs
Fees:18.00 Taxes:92.50
20160531-0054557

THIS CONVEYANCE IS MADE SUBJECT TO:
1. 2016 Davidson County taxes are not yet due and payable.
2. All matters as shown on plat of record in Book 421, page 131, said Register's Office.

This is unimproved real property located on 2414 Stivers Street, Nashville, TN, 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $25,000.00.

Affiant

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

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires: 1-6-19

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 25th 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 25th day of May, 2016.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY