| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS |
|---|---|---|
| Kimberly A. Smith & Robert Smith<br>4151 Brick Church Pike<br>Whites Creek, TN 37189 | New Owners | 080-04-0-022.00 |
| This instrument prepared by: Robert J. Notestine III, Attorney at Law,<br>109 Kenner Avenue, Suite 201, Nashville, TN 37205. | | 26b<br>15232 |

**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 Samuel Huddleston, Sr. (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Kimberly A. Smith and Robert Smith, wife and husband (The "Grantees"), 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Waukee Heights of record in Plat book 2083, page 108, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 3 fronts 95 feet on the northerly side of the County Hospital Road and runs back between lines 198.4 feet on the easterly line and 125.2 feet on the westerly line to a dead line in the rear, measures 118 feet on said dead line.

Being the same property conveyed by Quitclaim Deed from Janice Faye Huddleston to Charles Huddleston as recorded on the 7th day of March, 2008 in Instrument Number 20080307-0023543, 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 plat of record in Book 2083, page 108, said Regist

BILL GARRETT, Davidson County
Trans:T20160047540 DEEDWARR
Recvd: 06/06/16 13:11 3 pgs
Fees:18.00 Taxes:240.50
20160606-0056847

This is improved real property located on 1715 County Hospital Road, Nashville, TN, 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of June, 2016.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Commission Expires: My Comm. Expires May 8, 2017

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

And Grantor does covenant with the said Grantees 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 Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of June, 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 3rd day of June, 2016.

Notary Public

My Commission Expires:

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