BILL GARRETT, Davidson County
Trans:T20160063865 DEEDWARR
Recvd: 07/25/16 14:23 4 pgs
Fees:22.00 Taxes:0.00
20160725-0076418

THIS INSTRUMENT PREPARED BY:
KIRK VANDIVORT
Reynolds, Potter, Ragan & Vandivort, PLC
210 East College Street
Dickson, Tennessee 37055
(615) 446-2221 (fax) 446-2232

Address of New Owners:	Send Tax Bills To:	Map / Parcel
James E. Hudgins 10705 New Cut Off Road Bon Aqua, TN 37025	James E. Hudgins 10705 New Cut Off Road Bon Aqua, TN 37025	Map /Parcel 11604003600

CO-ADMINISTRATORS' DEED

FOR AND IN CONSIDERATION of the sum of **Ten And NO/100ths ($10.00) Dollars**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES E. HUDGINS, RAYMOND HUDGINS** and **ROY H. HUDGINS, JR.,** as *Co-Administrators of the Estate of Mildred Imogene Hudgins*, Deceased, appointed by *Order* of the Probate Court for Hickman County, Tennessee, Docket No. 15-CV-5633, hereby convey all right, title and interest in and to the property described herein to **JAMES E. HUDGINS**, his heirs and assigns, being a tract or parcel of land lying and being situated in Davidson County, Tennessee, and more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. A on the Plan of the Re-Subdivision of Lot No. 26 of Kenner-Manor, of record in Book 3106, page 60, Register's Office for said County.

Said Lot No. A fronts 50 feet on the northeasterly side of Kenner Avenue and runs back between lines 136 feet on the northwesterly side and 133 feet on the southeasterly side to 10 foot reserved strip in the rear, measuring 50.08 feet thereon.

Being the same property conveyed to Mildred I. Hudgins by Warranty Deed from Marshal C. Cooper and wife, Betty L. Cooper, dated May 28, 1976, of record in Book 5031, Page 710, in the Register's Office of Davidson County, Tennessee. Also being the same property that passed to the Heirs of Mildred Imogene Hudgins being her surviving brothers, James E. Hudgins, and Raymond Hudgins, and her nephew, Roy H. Hudgins, Jr.

This property is more commonly referred to as 188 Kenner Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the estate, title and interest thereunto belonging unto the said **JAMES E. HUDGINS,** his heirs and assigns, forever. We covenant with the said **JAMES E. HUDGINS,** we have a good and perfect right to make this conveyance and that the same is free and unencumbered. We do further covenant and bind the *Estate of Mildred Imogene Hudgins* to warrant and forever defend the title to said real estate unto the said **JAMES E. HUDGINS,** his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and signature, this 19th day of July, 2016.

JAMES E. HUDGINS, *as Co-Administrator of the Estate of Mildred Imogene Hudgins, Deceased*

RAYMOND HUDGINS, *as Co-Administrator of the Estate of Mildred Imogene Hudgins, Deceased*

ROY H. HUDGINS, JR., *as Co-Administrator of the Estate of Mildred Imogene Hudgins, Deceased*

STATE OF TENNESSEE]
COUNTY OF DICKSON]

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named **JAMES E. HUDGINS,** *as Co-Administrator of the Estate of Mildred Imogene Hudgins, Deceased, w*ith whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in the County and State aforesaid, this 19th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: _____

JANICE A. WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
COMMISSION EXPIRES 9-23-2019

STATE OF TENNESSEE]
COUNTY OF DICKSON]

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named **RAYMOND HUDGINS**, *as Co-Administrator of the Estate of Mildred Imogene Hudgins, Deceased, w*ith whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in the County and State aforesaid, this 19th day of July, 2016.

Janice A. Wiley
NOTARY PUBLIC

My Commission Expires: _____

JANICE A. WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 9-23-2019

STATE OF TENNESSEE]
COUNTY OF DICKSON]

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named **ROY H. HUDGINS, JR.**, *as Co-Administrator of the Estate of Mildred Imogene Hudgins, Deceased, w*ith whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in the County and State aforesaid, this 19th day of July, 2016.

Janice A. Wiley
NOTARY PUBLIC

My Commission Expires: _____

JANICE A. WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 9-23-2019

STATE OF TENNESSEE]
COUNTY OF DICKSON]

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 19th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: _____

JANICE A. WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 9-23-2019