BILL GARRETT, Davidson County
Trans:T20160066923 DEEDWARR
Recvd: 08/03/16 13:21 3 pgs
Fees:18.00 Taxes:246.05
20160803-0080354

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Devon J. Sutherland	New Owner	092-02-0-190.00
107 Strathmore Way		
Hendersonville, TN 37077		
This instrument prepared by: Robert J. Notestine III, Attorney at Law,		26b
109 Kenner Avenue, Suite 201, Nashville, TN 37205.		15235AAA

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 Devon J. Sutherland, a married 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:

Land in Davidson County, Tennessee, being Lot No. 110, Block 6 on the Plan of Heffeman Place of record in Plat Book 161, page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles S. Huddleston by Warranty Deed from CMH Homes, Inc. dated February 10, 2009 in Instrument Number 20090220-0015173, 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 Plat book 161, page 138, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 2603 Alameda Street, Nashville, TN, 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $66,500.00.

Affiant

Subscribed and sworn to before me this 28th day of July, 2016.

Notary Public

Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his 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, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of July, 2016.

The Estate of Charles S. Huddleston, Sr.

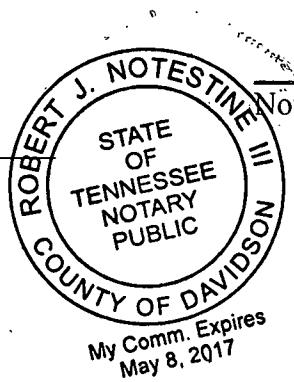
By:

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 28th day of July, 2016.



Notary Public

My Commission Expires: