WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160078333 DEEDWARR
Recvd: 09/07/16 12:17 2 pgs
Fees:13.00 Taxes:3570.50
20160907-0094017

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

W-PR-16-161-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $965,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas J. Bernstein and Elizabeth B. Bernstein	New Owner	
(NAME)	(NAME)	**130-09-0-061.00**
161 Cheek Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-4215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL L. HUDDLESTON AND WIFE, MARY HOLLIS HUDDLESTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS J. BERNSTEIN AND WIFE, ELIZABETH B. BERNSTEIN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being the Westerly 115 feet of the Easterly 135 feet of Lot No. 13, Block "D" on the Plan of (Revised) Highlands of Belle Meade No. 2 as of record in Plat Book 843, page 18, Register's Office for said County, to which plan reference is made for a more complete description.

Said part of said lot fronts 115 feet on the Southerly side of Cheek Road, and runs back between parallel lines 175 feet to the Northerly margin of a 25 foot street

Tract 2:

A strip of land 25 feet wide and 115 feet long, which strip of land was formerly an unaccepted dedicated street on the "Revised Plan of Highlands of Belle Meade No. 2," which parcel of land begins at the Southeast corner of a lot presently owned by said Grantor and hereinafter described, and runs westerly 115 feet to a point, said point being the Southwesterly corner of the presently owned Grantor's lot; thence Southerly 35 feet along the line which is a continuation of the Westerly border of lot presently owned by Grantor; thence 115 feet Easterly to a point on the line, which line is a continuation of the Westerly border of Grantor's presently owned lot; thence Southerly 25 feet back to the point of beginning.

Being the same property conveyed to Paul L Huddleston and wife, Mary Hollis Huddleston by Warranty deed from Nancy E. Keil-Culbertson, an unmarried woman of record in Instrument No. 20130711-0072040 Register's Office for Davidson County, Tennessee, dated July 09, 2013 and recorded on July 11, 2013 and Affidavit Regarding Scrivener's Error recorded on December 29, 2008 in Instrument No. 20081229-0123087.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1713, Page 361 and Book 1759, Page 54, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 436, Page 55 and Book 1065, Page 6, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20081212-0119690 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **161 Cheek Rd , Nashville, Tennessee 37205-4215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 2nd DAY OF SEPTEMBER, 2016.

Paul L. Huddleston

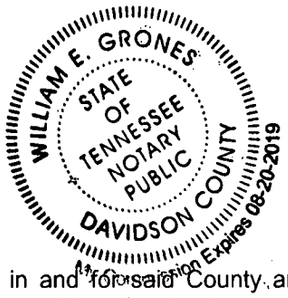
MARY HOLLIS HUDDLESTON by Paul Huddleston attorney-in-fact
Mary Hollis Huddleston by Paul L. Huddleston, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL L. HUDDLESTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

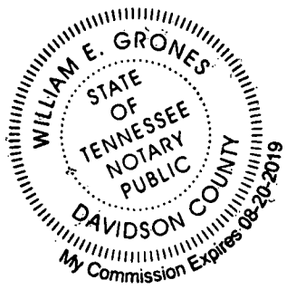


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul L. Huddleston, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY HOLLIS HUDDLESTON, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY HOLLIS HUDDLESTON.

Witness my hand and official seal, this the 2nd of September, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212