28861-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160079438 DEEDWARR
Recvd: 09/12/16 09:36 2 pgs
Fees:13.00 Taxes:740.00
20160912-0095384

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 9th day of September, 2016.

Anna Agee
Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Walker Hale	**Walker Hale**	**Map 116-04-0 Parcel 036.00**
188 Kenner Avenue	**143 Kenner Avenue**	
Nashville, TN 37205	**Nashville, TN 37205**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James E. Hudgins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walker Hale

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 Davidson County, Tennessee.

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 Deed dated May 28, 1976 from Marshal C. Cooper and wife, Betty L. Cooper, of record in Book 5031, Page 710, Register's Office for Davidson County, Tennessee. The said Mildred I. Hudgins having died on April 15, 2015. The property passed to the heirs of Mildred Imogene Hudgins, being her surviving brothers, James E. Hudgins, Raymond Hudgins and her nephew, Roy H. Hudgins, Jr. The said 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, convey all right, title and interest to James E. Hudgins, of record in Instrument No. 20160725-0076418, said Register's Office. Affidavits of Heirship of record in Instrument No. 20160912-0095381 and Instrument No. 20160912-0095382, Register's Office of Davidson County, Tennessee. The said James E. Hudgins, Raymond Hudgins and Roy H. Hudgins, Jr., the only Heirs-at-Law of Mildred Imogene Hudgins, also known as Mildred I. Hudgins, conveyed their interest to James E. Hudgins, by Quitclaim Deed dated September 8, 2016, of record in Instrument No. 20160912-0095383, said Register's Office.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Book 3106, Page 60, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Current taxes which have been prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **188 Kenner Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **9th** day of **September, 2016.**

James E. Hudgins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James E. Hudgins,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **September, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: 7-3-17