BILL GARRETT, Davidson County
Trans:T20170053083 DEEDWARR
Recvd: 06/21/17 10:13 2 pgs
Fees:13.00 Taxes:1202.50
20170621-0062387

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $325,000.00 Affiant Subscribed and sworn to before me, this the 16th day of June, 2017. Notary Public My commission expires: 6/19/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Patrick A. Corcorran Christina L. Corcorran	new owner	
2301 Selma Avenue		084-15-0-018.00
Nashville, TN 37214		

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DOROTHY S. HUDDLESTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK A. CORCORRAN AND CHRISTINA L. CORCORRAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 80 on the Plan of Section II, Castlewood Estates of record in Plat Book 2331, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southerly margin of Selma Avenue, at the corner of Lots Nos. 80 and 81; thence with the line between said two lots, Southwardly 209.3 feet to the Northerly line of Lot No. 79; thence with said line, Westwardly 150 feet to the Easterly margin of Denneywood Drive; thence with said Drive, Northwardly 198.6 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, Northeastwardly 30.6 feet to the Southerly margin of Selma Avenue; thence with said Avenue, Eastwardly 88.8 feet to the beginning.

Being the same property conveyed to Charles H. Huddleston and wife, Dorothy S. Huddleston by Warranty deed from C. J. Sain and wife, Celestine F. Sain of record in Book 2637, page 283, Register's Office for Davidson County, Tennessee, dated NA and recorded on NA.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2301 Selma Avenue, Nashville, TN 37214.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of June, 2017.

Dorothy S. Huddleston by Gary Bret Huddleston Attorney in Fact

Dorothy S. Huddleston by Gary Bret Huddleston, Attorney in Fact

STATE OF MISSOURI
COUNTY OF St. Charles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary Bret Huddleston, as Attorney in Fact for Dorothy S. Huddleston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of June, 2017.

Heather Marie Cain
Notary Public

My Commission Expires:

HEATHER MARIE CAIN
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for St. Charles County
My Commission Expires: June 6, 2020
Commission # 16920630