(1)

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
James R. Overby	New Owner	06800008500 Tract 1
600 42nd Avenue N		06800006200 Tract 2
Nashville, TN 37209		05700012100 Tract 3
		05700011900 Tract 4
		05700012000 Tract 5
		05700005800 Tract 6
		05700005500 Tract 7
		05700005600 Tract 8
This Instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		15607

SUCCESSOR ADMINISTRATOR'S 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") by these presents do transfer and convey unto James R. Overby, a single 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:

TRACT 1:

Land situated in the 13th Civil District of Davidson County, Tennessee, being a strip of land as extended by scale drawing marked "50' Right of Way" on a 1973 survey by Jack R. Underwood, RLS No. 420, address unknown, and being more particularly described as follows:

Beginning at a monument in the north margin of the right of way for Hydes Ferry Pike, said point being in the south line of Tract No. 4 on said survey; thence around a curve to the left with delta being 77 degrees 43 minutes 10 seconds, radius being 62.055 feet, chord length being 62.742 feet and tangent being 50.00 feet to a monument; thence with the east line of Tract No. 4 on said survey passing a T.V.A. transmission line easement and the northeast corner of said Tract No. 4 north 15 degrees 30 minutes 55 seconds east 1185.58 feet to a point; thence south 72 degrees 35 minutes 40 seconds east approximately fifty feet to a point; thence passing the northwest corner of Tract No. 5 on said survey and a TVA transmission line easement south 15 degrees 30 minutes 55 seconds west 1170.13 feet to a monument; thence around a curve to the left with delta being 102 degrees 16 minutes 50 seconds, radius being 40.287 feet, chord being 77.869 feet and tangent being 50 feet to a monument in the northerly margin of the right of way for Hydes Ferry Pike; thence in a westerly direction with said margin of said right of way 150.00 feet to the beginning.

Bill Garrett Davidson County
Batch# 105838 DEEDWARR
06/18/2018 12:27:09 PM 6 pgs
Fees: $33.00 Taxes: $7,844.00
20180618-0058348

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE:

Beginning at a point in the existing northerly margin of State Route 12, 37 feet, more or less, from centerline station 249+92.33; thence, with said existing northerly margin and a curve concave to the north having a radius of 5695.88 feet for a length of 50.80 feet to a point in the westerly line of subject tract 38 feet, more or less, from centerline station 250+43.21; thence, with said westerly line of subject tract, North 13 degrees 18 minutes 52 seconds East, 14.13 feet to a point in the proposed northerly margin 52 feet from centerline station 250+36.11; thence, with said proposed northerly margin and a curve concave to the north having a radius of 5677.58 feet for a distance of 50.89 feet to a point in the easterly line of subject tract 52 feet from centerline station 249+84.76; thence, with said easterly line of subject tract, South 13 degrees 18 minutes 52 seconds West, 14.94 feet to the beginning, containing 732 square feet.

Being a portion of the property conveyed to Charles Huddleston from Leonard Melton and John Robert Martin by Quitclaim Deed of record in Book 8919, Page 239, Register's Office for 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.

TRACT 2:

Being Tract No. 4 of Melton Property of a 1973 survey by Jack R. Underwood, R.L.S. No. 420, and being more particularly described as follows: Beginning at a concrete monument in the northern margin of Old Hydes Ferry Pike, said point being the southwest corner of this tract and the southeast corner of Tract No. 3 on said survey; thence with the east line of said Tract No. 3 North 8° 36' 29" east 914.81 feet to a fence stake or post being the northwest corner of this tract and the northeast corner of said Tract No. 3; thence south 86° 45' east 326.43 feet to a point in the western margin of a 50 foot right of way lying between this tract and Tract No. 5 on said survey thence with said margin of said right of way south 15° 30' 55" west 935.58 feet to a point at the intersection of said margin of said right of way and said northern margin of the right of way for Hydes Ferry Pike; thence with said margin of said Pike in a westerly direction 212.97 feet to the point of beginning and containing 5.66 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE:

Beginning at a point in the existing northerly margin of State Route 12, 38 feet more or less, from centerline station 250+43.21; thence, with said existing northerly margin and a curve concave to the norht having a radius of 5695.88 feet for a length of 193.27 feet to a point in the westerly line of subject tract 41 feet, more or less, from centerline station 252+34.50; thence, with said westerly line, North 10 degrees 06 minutes 18 seconds East, 11.06 feet to a point in the proposed northerly margin 52 feet from centerline station 252+32.13; thence, with said proposed northerly margin and a curve concave to the north having a radius of

5677.58 feet for a length of 194.24 feet to a point in the easterly line of subject tract 52 feet from centerline station 250+36.11; thence, with said easterly line, South 13 degrees 18 minutes 52 seconds West, 14.13 feet to the beginning, containing 2428 square feet.

Being a portion of the property conveyed to Samuel C. Huddleston from John Robert Melton and L.H. Melton by Warranty Deed of record in Book 7665, Page 934, Register's Office for 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.

TRACT 3:

Land in the 13th Civil District of Davidson County, Tennessee, being more particularly described as follows: Beginning at the end of a 50 foot right of way and in the west line of a 4.1 acres tract conveyed to grantee by deed of even date herewith; thence with said line north 15° 30 min. 55" east 260 feet to a point, the northwest corner of said 4.1 acres tract and the northeast corner of this tract; thence with the original Martin-Melton north line, north 72° 35 min. 40" west 1090 feet to a point; thence south 6° 57 min. 33" west 270 feet to a point; thence south 72° 35 min. 40" east 1030 feet to the point of beginning, and containing 7.52 acres more or less.

Being the same property conveyed to Charles S. Huddleston from John Robert Martin and L.H. Melton by Warranty Deed of record in Book 7665, Page 945, Register's Office for 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.

TRACT 4:

Land in the 13th Civil District of Davidson County, Tennessee, being more particularly described as follows: Beginning at a point in the easterly margin of a 50 foot road, the SW corner of this tract; thence N 15° 30 min. 55" E 545 feet to a point, the NW corner of this tract; thence S 72° 35 min. 40" E 350 feet to a point, the NE corner of this tract; thence S 12° 27 min. 44" W 455.18 feet to a point, the SE corner of this tract; thence N 86° 45" W 387.1 feet to the point of beginning, and containing 4.1 acres, more or less.

Being the same property conveyed to Charles S. Huddleston from John Robert Martin and L.H. Melton by Warranty Deed of record in Book 7665, Page 938, Register's Office for 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.

TRACT 5:

Land in the 13th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the west margin of a 50 foot right of way, said point being the northeast corner of Tract No. 4 containing 5.66 acres more or less of a 1973 survey by Georama Land Surveying, said tract having been heretofore conveyed to grantee herein, said point also being north 15° 30 min. 55" east 935.58 feet from the intersection of the north right of way line of Hydes Perry Pike and the west margin of said 50 foot right of way; thence north 15° 30 min. 55" east 300 feet to a point; thence north 72° 35 min. 40" west 1030 feet to a point; thence south 6° 57 min. 33" west 520 feet to a point; the northwest corner of tract 2, thence south 86° 45 min. east 939.91 feet to the point of beginning and containing 7.54 acres more or less.

Being the same property conveyed to Charles S. Huddleston from John Robert Martin and L.H. Melton by Warranty Deed of record in Book 7665, Page 941, Register's Office for 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.

TRACTS 6, 7 AND 8:

Land in Davidson County, Tennessee, being Lots Nos. 2, 3 and 4 on the Plan of The Robert Cato Farm Subdivision, as shown on the plat of record in Plat Book 421, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made, and being more particularly described as follows:

Beginning at the northwest corner of Lot #1 of the Robert Cato Farm Subdivision, Plat Book 421, Page 85, RODC, thence South 39 deg. 30 min. 07 sec. West, 306.48 feet to a point. Thence South 37 deg. 43 min. 23 sec. West, 1977.11 feet to a point. Thence North 72 deg. 22 min. 58 sec. West, 66.01 feet to a point. Thence North 71 deg. 15 min. 09 sec. West, 439.31 feet to a point. Thence North 72 deg. 59 min. 48 sec. West, 50.19 feet to a point. Thence North 71 deg. 49 min. 29 sec. West, 395.22 feet to a point. Thence North 5 deg. 17 min. 46 sec. East, 287.30 feet to a point. Thence North 5 deg. 56 min. 55 sec. East, 123.93 feet to a point. Thence North 7 deg. 33 min. 11 sec. East, 522.60 feet to a point. Thence North 6 deg. 58 min. 23 sec. East, 338.04 feet to a point. Thence North 84 deg. 17 min. 17 sec. West, 464.98 feet to a point. Thence North 7 deg. 25 min. 14 sec. East, 253.80 feet to a point. Thence North 2 deg. 24 min. 37 sec. East, 73.52 feet to a point. Thence North 8 deg. 48 min. 10 sec. East, 224.10 feet to a point. Thence North 0 deg. 52 min. 32 sec. East, 139.56 feet to a point. Thence North 84 deg. 49 min. 01 sec. West, 304.21 feet to a point. Thence North 82 deg. 33 min. 34 sec. West, 106.36 feet to a point. Thence North 83 deg. 18 min. 53 sec. West, 204.94 feet to a point. Thence North 84 deg. 54 min. 13 sec. West, 591.33 feet to a point. Thence North 85 deg. 28 min. 28 sec. West, 316.12 feet to a point. Thence North 84 deg. 00 min. 06 sec. West, 121.80 feet to a point. Thence North 85 deg. 37 min. 37 sec. West, 173.87 feet to a point. Thence North 87 deg. 05 min. 03 sec. West, 97.98 feet to a point. Thence North 14 deg. 48 min. 14 sec. West, 387.75 feet to a point. Thence North 21 deg. 30 min. 10 sec. East, 759.00 feet to a point. Thence North 6 deg. 43 min. 16 sec. West, 475.20 feet to a point. Thence North 23 deg. 47 min. 08 sec. East, 449.33 feet to a point. Thence South 88 deg. 44 min. 28 sec. East, 441.72 feet to a point. Thence South 83 deg. 37 min. 59 sec. East, 368.68 feet to a point. Thence North 89

deg. 02 min. 35 sec. East, 98.51 feet to a point. Thence South 82 deg. 56 min. 42 sec. East, 424.19 feet to a point. Thence South 94 deg. 21 min. 56 sec. East 905.32 feet to a point. Thence South 84 deg. 21 min. 56 sec. East, 70.70 feet to a point. Thence South 66 dec. 35 min. 39 sec. East, 18.90 feet to a point. Thence with a curve to the right, having a radius of 1125.92, a distance of 357.97 feet to a point. Thence South 48 deg. 22 min. 41 sec. East, 348.48 feet to a point. Thence with a curve to the left, having a radius of 306.48, a distance of 213.58 feet to a point. Thence South 88 deg. 18 min. 22 sec. East, 134.05 feet to a point. Thence with a curve to the right, having a radius of 266.48, a distance of 259.45 feet to a point. Thence South 32 deg. 31 min. 21 sec. East, 241.55 feet to a point. Thence with a curve to the right, having a radius of 696.20, a distance of 152.50 feet to a point. Thence South 19 deg. 58 min. 19 sec. East, 135.97 feet to a point. Thence with a curve to the left, having a radius of 1165.92, a distance of 364.47 feet to a point. Thence South 37 deg. 52 min. 58 sec. East, 142.91 feet to a point. Thence with a curve to the right, having a radius of 696.20, a distance of 484.16 feet to a point. Thence South 1 deg. 57 min. 44 sec. West, 228.88 feet to a point. Thence with a curve to the left, having a radius of 306.48, a distance of 243.32 feet to the true point of beginning, containing 11,231,211.45 square feet or 257.8331 acres.

Being the same property conveyed to Charles S. Huddleston from The University of Tennessee by Quitclaim Deed of record in Instrument No. 20040303-0024180, Register's Office for 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. and Samuel C. Huddleston, are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO:
1. 2018 Davidson County taxes are not yet due and payable.
2. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is ~~$2,000,000.00~~. $2,120,000.00

Affiant

Subscribed and sworn to before me this 13 day of June, 2018.

Notary Public

Commission Expires: 4/6/21

LARRY WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

IN WITNESS WHEREOF, the Grantor has caused this Successor Administrator's Deed to be executed this 13th day of June, 2018

The Estate of Charles S. Huddleston, Sr.

By: _____ Administrator

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 13th day of June, 2018

My Commission Expires: 5-3-2021

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 5-3-2021