

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2016.

Notary Public

My commission expires: 5-20-19

BILL GARRETT, Davidson County
Trans:T20160047969 DEEDWARR
Recvd: 06/07/16 12:10 2 pgs
Fees:13.00 Taxes:555.00
20160607-0057328

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Bonnie Gardner	Bonnie Gardner	175-04-0A-062-00-CO
4618 Banff Park Court	4618 Banff Park Court	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Helen Thacker, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Bonnie Gardner, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 31A, as described in Exhibit "E" to the Master Deed Establishing the Park Place Subdivision, a Planned Unit Development (private element), a condominium development, of record in Instrument No. 20010214-0014161, and re-recorded in Instrument No. 20010702-0069590, and amended in Instrument No. 20011019-0114191, and re-recorded in Instrument No. 20011212-0136927, and amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, and also shown on the Final Plat, Park Place Subdivision, Phase I, as shown on plat appearing of record in Instrument No. 20010129-0008516, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said units.

Being the same property conveyed to Albert Thacker and Helen Thacker, married by Warranty deed from Landmark Homes of Tennessee, Inc of record in Instrument No. 20041005-0119813 Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 5, 2004. Albert Thacker having since died on May 29, 2008.

This is ☒ improved ☐ unimproved property known as **4618 Banff Park Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of May, 2016.

Helen Thacker
by Marie Little, Attorney in Fact

Helen Thacker
by Marie Little, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared **Marie Little**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Helen Thacker** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **Helen Thacker**, and is authorized by **Helen Thacker** to execute this instrument on his/her behalf.

Witness my hand and official seal this 27th day of May, 2016.

Jessica Graham

Notary Public
My Commission Expires: 5-20-19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

SolomonParks File No. 416057