WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

O-SR-16-420-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans: T20160087184 DEEDWARR
Recvd: 10/04/16 12:06 2 pgs
Fees: 13.00 Taxes: 185.00
20161004-0104574

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Damon LaDell Walls and Tonya Anita Walls	**New Owner**	
(NAME)	(NAME)	**051-15-0A-045.00**
4 Wyndsor Court		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **ESTATE OF KENNETH DUWANE GARNER AND SUSAN L. GARNER AND K. DAVID GARNER AND MICHAEL D. GARNER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAMON LADELL WALLS AND WIFE, TONYA ANITA WALLS,** 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:

Land in Davidson County, Tennessee, being Unit No. J45 on the Plan of Quail Creek Condominiums of record in Plat Book 6328, Page 89-90, in the Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowner's Association, all as described in Book 6328, page 44, et seq., for said County, to which reference is made for a more complete description.

Being the same property conveyed to Peggy Garner by Warranty deed from Susan M. Rotkiewicz of record in Book 10027, page 341, re-recorded in Book 10059, page 279, Register's Office for Davidson County, Tennessee, dated April 24, 1996 and recorded on April 25, 1996. The said Peggy Garner having since died intestate on February 23, 2013, leaving her husband, Kenneth Duwane Garner and children, Susan L. Garner, K. David Garner and Michael D. Garner as her sole heirs at law as evidenced in Case No. 16P610 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The said Kenneth Duwane Garner having since died intestate on April 19, 2015, leaving his children, Susan L. Garner, K. David Garner and Michael D. Garner as his sole heirs at law as evidenced in Case No. 16P609 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. This property being subject of a court ordered sale under said probate case.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Quail Creekof record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Walton Lane J-45, Madison, Tennessee 37115-5334**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Administrator covenants with the Grantees that the Estate is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Administrator does further covenant and bind herself as Administrator of the **Estate of Kenneth Duwane Garner** its heirs and assigns, to warrant and forever defend the title to said land to the Grantees, thier heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my/our hand(s) this the 30th DAY OF SEPTEMBER, 2016.

Estate of Kenneth Duwane Garner
BY: Elizabeth B. Hickman, Administrator
Elizabeth B. Hickman
Administrator

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 30th DAY OF SEPTEMBER, 2016.

Susan L. Garner by Elizabeth B. Hickman, Atty. in Fact
Susan L. Garner by Elizabeth B. Hickman,
Attorney-in-Fact

K. David Garner by Elizabeth B. Hickman, Atty. in Fact
K. David Garner by Elizabeth B. Hickman
Attorney-in-Fact

Michael D. Garner by Elizabeth B. Hickman, Atty. in Fact
Michael D. Garner by Elizabeth B. Hickman
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, ELIZABETH B. HICKMAN, ADMINISTRATOR OF THE ESTATE OF KENNETH DUWANE GARNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein, who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal, this the 30th of September, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH B. HICKMAN, 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 SUSAN L. GARNER, K. DAVID GARNER, AND MICHAEL D. GARNER, and who acknowledged that she executed the same as the free act and deed of the said SUSAN L. GARNER, K. DAVID GARNER, AND MICHAEL D. GARNER.

Witness my hand and official seal, this the 30th of September, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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