WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC TENNESSEE COUNTY OF WILSON My Comm Exp. FEBRUARY 22, 2020

O-SR-16-420-56-T

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael K. Rhoten	**FirstBank**	
(NAME)	(NAME)	**051-15-0A-056.00-CO**
420 Walton Lane Apt. L-56	**318 Seaboard Lane, Suite 205**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/04/16 16:07 3 pgs
Fees:18.00 Taxes:227.55
20161004-0104896

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 **MICHAEL K. RHOTEN AND PAULA J. RHOTEN, HUSBAND AND WIFE,** 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. L56 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 W. Garner, married by Cash Deed for Tennessee deed from Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20080707-0069532 Register's Office for Davidson County, Tennessee, dated July 02, 2008 and recorded on July 07, 2008. 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.
- Charter for HOA of record in Instrument Number 20090226-0016995, in the Register's Office for DavidsonCounty, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- 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 Apt. L-56 , Madison, Tennessee 37115**.

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
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

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY