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

O-SR-16-420-64-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) |
|---|---|---|
| **Seth Richmond Wilson** | SAME | |
| (NAME) | (NAME) | **051-15-0A-064.00-CO** |
| **2107 Lakeshore Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Old Hickory, TN 37138** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**Davidson County DEEDWARR**
**Recvd: 10/04/16 16:11 3 pgs**
**Fees:18.00 Taxes:227.55**
**20161004-0104904**

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, **ELIZABETH B. HICKMAN, ADMINSTRATOR OF THE 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 **SETH RICHMOND WILSON AND SAVANNAH JEAN WILSON, 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. L-64, on the plan of Quail Creek Condominium, as shown on plat of record in Plat Book 6328, Page(s) 89 and 90, in the Register's Office of 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 to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Peggy W. Garner, married by Cash deed for Tennessee from Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20080805-0080619 Register's Office for Davidson County, Tennessee, dated July 29, 2008 and recorded on August 05, 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.

The above-described property has never been the marital residence of any of the grantors herein.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 6328, Page (s) 89 and 90, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property regime of Quail Creek, and recorded in Book 6328, page 44, Register's Office for Davidson County, Tennessee
- Charter of Quail Creek Homeowner's Association of record in Book 6340, Page 410 and in Instrument No. 20090226-0016995, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Walton Ln Apt. L-64, 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, 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

# *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