WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160089046 DEEDWARR
Recvd: 10/10/16 12:24 2 pgs
Fees: 13.00 Taxes: 233.10
20161010-0106879

O-SR-16-0420-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2016.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Charles Cardona and Kumar Doshi	New owner	
(NAME)	(NAME)	**051-15-A-060.00-CO**
6 Arden Lane		
(ADDRESS)	(ADDRESS)	
Commack, NY 11725		
(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 **CHARLES CARDONA AND KUMAR DOSHI,** 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:

Situated in Davidson County, Tennessee, being Unit No. K-60, as shown on the plat of Quail Creek Condominium of record in Book 6328, pages 89 and 90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners Association, all as described in Book 6328, page 44, et seq. said Register's Office.

Being the same property conveyed to Kenneth D. Garner and wife, Peggy W. Garner by Warranty deed from Rebecca F. Brooks, a single woman of record in Instrument No. 20050415-0041994 Register's Office for Davidson County, Tennessee, dated April 14, 2005 and recorded on April 15, 2005. The said Peggy Garner having since died intestate on February 23, 2013, 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, 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 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 6328, Page (s) 89 and 90, Register's Office for Davidson County, Tennessee.
- The premises herein 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; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the 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 DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Walton Lane, Apt K-60 , 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 GRANTEE(S), their heirs and assigns forever. And the Administrator covenants with the GRANTEE(S) that the Estate is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as stated above. And the Administrator does further covenant and bind herself as the Administrator of the **Estate of Kenneth Duwayne Garner** its heirs and assigns, to warrant and forever defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my/our hand(s) this the 3rd DAY OF October, 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 3rd DAY OF October, 2016.

Susan L. Garner by Elizabeth B. Hickman, Atty in Fact
Susan L. Garner by Elizabeth B. Hickman,
Attorney-in-Fact #20161004-0104571

K. David Garner by Elizabeth B. Hickman, Atty in Fact
K. David Garner by Elizabeth B. Hickman,
Attorney-in-Fact #20161004-0104572

Michael D. Garner by Elizabeth B. Hickman, Atty in Fact
Michael D. Garner by Elizabeth B. Hickman,
Attorney-in-Fact #20161004-0104573

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 3rd of October, 2016.

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

NATHAN KEITH
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 3rd of October, 2016.

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

NATHAN KEITH
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