ADMINISTRATOR'S DEED

Davidson County DEEDWARR
Recvd: 11/23/16 13:52 3 pgs
Fees:18.00 Taxes:238.65
20161123-0123902

O-SR-16-420-74-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-11-20 (AFFIX SEAL)

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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)
Ebony R. Lincoln	Same As New Owner	
(NAME) **420 Walton Ln Apt M74**	(NAME)	**051-15-0A-074.00**
(ADDRESS) **Madison, TN 37115-5334**	(ADDRESS)	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF KENNETH DUWANE GARNER, AND SUSAN L. GARNER, K. DAVID GARNER AND MICHAEL D. GARNER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EBONY R. LINCOLN,** _____ hereinafter called the Grantee, her 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 M-74 on the Plat of Quail Creek Condominiums of record in Book 6328, page 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Quail Creek Homeowner's Association, all as described in Book 6328, Page 44, et seq.

Being the same property conveyed to Peggy W. Garner and husband, Kenneth D. Garner by Warranty deed from Barbara A. Stephens, a single woman of record in Instrument No. 20050518-0055862 Register's Office for Davidson County, Tennessee, dated May 16, 2005 and recorded on May 18, 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 2017 and subsequent.
- Subject to all matters shown on the Plan attached as Exhibit "C" to the Master Deed of record in Book 6328, page 44, Register's Office for Davidson County, Tennessee, and shown on pages 89 and 90 of said Master Deed.
- The conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Quail Creek Homeowners' Association of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 6340, Page 410 and Instrument No. 20090226-0016995, in the Register's Office for Davidson County, Tennessee.
- Easement Deed 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 Ln Apt M74, Madison, Tennessee 37115-5334**.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Grantees, their successors and assigns, forever. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as Administrator only, do covenant with the said Grantees, that I as the Administrator only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered. And I, as Administrator only, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this the 18th day of November, 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 our hands this the 18th day of November, 2016.

Susan L. Garner by Elizabeth B. Hickman POA
Susan L. Garner by Elizabeth B. Hickman,
Attorney-in-Fact
(Power of Attorney of record in Instrument No. 20161004-0104571, RODC)

K. David Garner by Elizabeth B. Hickman, POA
K. David Garner by Elizabeth B. Hickman,
Attorney-in-Fact
(Power of Attorney of record in Instrument No. 20161004-0104572, RODC)

Michael D. Garner by Elizabeth B. Hickman, POA
Michael D. Garner by Elizabeth B. Hickman,
Attorney-in-Fact
(Power of Attorney of record in Instrument No. 20161004-0104573, RODC)

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **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 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 at Nashville, TN on this the 18 day of November, 2016.

NOTARY PUBLIC

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 02-03-2020

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public In and for said County and State, personally appeared **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 **USAN L. GARNER, K. DAVID GARNER** AND **MICHAEL D. GARNER.**

Witness my hand and official seal at Nashville, TN on this the 18 day of November, 2016.

NOTARY PUBLIC

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020