ADMINISTRATOR'S DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF DECEMBER, 2016.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

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

M-MP-16-630-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)
Craft Properties, LLC	**Craft Properties, LLC**	
(NAME)	(NAME)	
630 Old Hickory Boulevard	**4302 Elkins Avenue**	**042-11-0-029.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Nashville, TN 37209**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRAFT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Solon E. Davis, Engineer, October 26, 1953, as follows: Beginning at a point on the northerly margin of Old Hickory Boulevard, at the intersection with the east line of Marthonna Road; thence with the margin of Marthonna Road North 1 deg. 30' East 280 feet to a point; thence South 85 deg. 56'30" East 145 feet to a point; thence Southerly 280.15 feet to the northerly margin of Old Hickory Boulevard; thence with the margin of the same westerly 145 feet to the beginning, EXCEPTING, however, a small triangle at the southeast corner of the lot to be taken for a curve at the intersection of said Old Hickory Boulevard and Marthonna Road.

Being the same property conveyed to Kenneth Garner and wife, Peggy Garner by Warranty deed from Robert Wilcher and wife, Marianne Wilcher of record in Instrument No. 20050906-0106768 Register's Office for Davidson County, Tennessee, dated September 1, 2005 and recorded on September 6, 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 the subject of a court ordered sale under said probate case. Kenneth Duwane Garner's heirs at law do hereby join in the execution of this deed to convey unto Grantee any and all interest they may have in said property.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Right of Way Easement of record in Book 4824, Page 203, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6303, Page 551, 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: **630 Old Hickory Boulevard , Madison, Tennessee 37115**.

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.

BILL GARRETT, Davidson County
Trans:T20160107396 DEEDWARR
Recvd: 12/07/16 09:00 2 pgs
Fees:13.00 Taxes:651.20

20161207-0128241

Witness my hand this the 2nd day of December, 2016.

Estate of Kenneth Duwane Garner

BY: Elizabeth B. Hickman
Elizabeth B Hickman
Administrator

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 in who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 2nd of December, 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

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

Michael D. Garner by Elizabeth B. Hickman, POA
Michael D. Garner by Elizabeth B. Hickman
Attorney-in-Fact

K. David Garner by Elizabeth B. Hickman, POA
K. David 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, 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 2nd of December, 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