ADMINISTRATOR'S DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/16/18

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

M-MP-16-2134-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)
Robert Joseph Reale	NEW OWNER	
(NAME)	BILL GARRETT, Davidson County	
2134 Fairfax Avenue, Unit D-8	Trans:T20160107902 DEEDWARR Recvd: 12/08/16 09:29 2 pgs Fees:13.00 Taxes:547.60	104-11-0A-056.00-CO
(ADDRESS)	20161208-0128849	
Nashville, TN 37212		
(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 **ROBERT JOSEPH REALE,** 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 a certain condominium apartment being Unit No. D-8 on the Plan of Villager West Condominium Apartments, of record in Plat Book 5210, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth D. Garner by Warranty deed from Carl M. Allbee and Mary E. Allbee, husband and wife of record in Instrument No. 20130823-0089351 Register's Office for Davidson County, Tennessee, dated August 21, 2013 and recorded on August 23, 2013. 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.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 174, Register's Office for Davidson County, Tennessee.
- Subject to the Master Deed establishing a Horizontal Property Regime of Villager West Condominium of record in Book 5452, Page 419, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5452, page 460, Register's Office for Davidson County, Tennessee.
- Charter of Villager West Homeowners Association, Inc., of record in Book 5450, Page 740, 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: **2134 Fairfax Avenue Unit D-8, Nashville, Tennessee 37212**.

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 2nd day of December, 2016.

Estate of Kenneth Duwane Garner

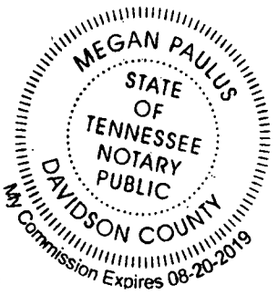
BY: Elizabeth B. Hickman
Elizabeth B Hickman
Administrator

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)



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

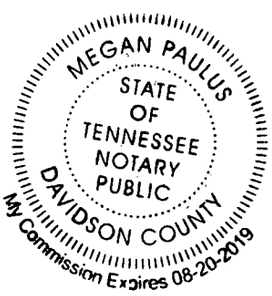
K. David Garner by Elizabeth B. Hickman, POA
K. David Garner by Elizabeth B. Hickman
Attorney-in-Fact

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)



RETURN TO:
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Nashville, TN 37212