WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170007492 DEEDWARR
Recvd: 01/26/17 09:31 2 pgs
Fees: 13.00 Taxes: 314.50

20170126-0008430

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DONNA DEWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charity H. McCracken	new owner	051150A05600CO
(NAME)	(NAME)	
420 Walton Lane, L-56		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 considerations, the receipt of which is hereby acknowledged, we, **Michael Keith Rhoten and Paula J. Rhoten, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Charity H. McCracken,** AN UNMARRIED WOMAN hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit L 56 on the plat of Quail Creek Condominium, of record in Book 6328, Pages 89-90, Register's Office for 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, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peggy W. Garner, married by Warranty Deed from Secretary of Housing and Urban Development, of Washington, D.C., dated 07/02/2008, recorded 07/07/2008 of record in Instrument No. 20080707-0069532, in the Register's Office for Davidson County, Tennessee. Peggy Garner died intestate on 02/23/2013, leaving Kenneth Duwane Garner, Susan L. Garner, K. David Garner and Michael D. Garner as her sole heirs at law as evidenced under Docket No. 16P610, in the Probate Court Clerk's Office for Davidson County, Tennessee. Kenneth Duwane Garner died intestate on 04/19/2015, leaving Susan L. Garner, K. David Garner and Michael D. Garner as his sole heirs at law as evidenced under Docket No. 16P609, in the Probate Court Clerk's Office for Davidson County, Tennessee. Said property being the same property further conveyed to Michael K. Rhoten and Paula J. Rhoten, husband and wife by Warranty Deed from Estate of Kenneth Duwane Garner and Susan L. Garner and K. David Garner and Michael D. Garner, dated 09/30/2016, recorded 10/04/2016 of record in Instrument No. 20161004-0104896, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6328, Pages 89-90; Covenants, conditions, easements and restrictions of record in Book 6328, Page 44, Bylaws of record in Book 6328, Page 74; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4203, Page 221; Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20120228-0017172; Grant of Easement of record in Instrument No. 20130709-0070572; Charter of The Quail Creek Homeowners' Association of record in Book 6340, Page 410, Articles of Amendment to the Charter of

record in Instrument No. 20090226-0016995, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 420 Walton Lane, L-56, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her heirs and/or 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), her heirs and/or 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 17th day of January, 2017.

Michael Keith Rhoten

Jeannette/Rhoten
Paula J. PJR PT

State of Tennessee
County of Wilson

PJR Paula J. PT

Personally appeared before me Michael Keith Rhoten and Jeannette Rhoten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of January, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122