WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-36995

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard C. Garner	Richard C. Garner	163-05-0B-203.00-CO
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, 121	1009 Turnbridge Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lexington, KY 40515	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170032937 DEEDWARR
Recvd: 04/19/17 12:00 3 pgs
Fees:18.00 Taxes:510.60
20170419-0038315

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, **Andrew G. Boulter, married, Whitney C. Freeman, and husband Reece T Freeman, as tenants in common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard C. Garner and Tracy L. Garner, as husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot No. 194, on the Plan of Exhibit "A" Master Deed Lot Layout (Private Element) Phase V, Mill Park (Formerly Hickory Hollow Town Homes), as shown by Plat appearing of record in Instrument Number 20050131-0011265 and as established by Declaration of Covenants, Conditions and Restrictions of record in Book 10719, Page 425, amendment of record in Book 11167, Page 757, amendment to by-laws of record in Book 11167, Page 759, Supplemental Declaration of record in Instrument No. 200501310011265 and amendment in Instrument No. 201412310119109, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Andrew G. Boulter married, Whitney C. Freeman and husband Reece T. Freeman, as tenants in common by Warranty Deed from Andy Maloney, Trustee for The Real Estate Options Trust, dated 02/20/2015, recorded 02/26/2015, of record in Instrument No. 20150226-0016502, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Instrument No. 20050131-0011265, in the Register's Office for Davidson County, Tennessee.
10. Covenants, conditions, easements and restrictions of record in Book 10719, Page 425, First

Amendment of record in Book 11167, Page 757, Second Amendment of record in Instrument No. 20141231-0119109, Supplemental Declaration of record in Instrument No. 20050131-0011265, Amendment to By-Laws of record in Book 11167, Page 759, Mill Park Homeowners Association, Inc. Parking Rules of record in Instrument No. 20080304-0021743, Mill Park Homeowners Association, Inc. Architectural Change Request Procedures of record in Instrument No. 20110208-0011084, in the Register's Office for Davidson County, Tennessee.
Easement contained in Stormwater Detention Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20170206-0012426, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 9700, Page 538, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed of record in Instrument No. 20130723-0076095, in the Register's Office for Davidson County, Tennessee.
Mill Park Homeowners' Association Rules and Regulations of record in Instrument No. 20140902-0079467, Instrument No. 20160223-0017010 and Instrument No. 20161028-0113925, in the Register's Office for Davidson County, Tennessee.
Charter of Mill Park Homeowners Association, Inc., of record in Book 10719, Page 419, 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 5170 Hickory Hollow Parkway, 121, Antioch, TN 37013
(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), 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), 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 13 day of April, 2017.

Whitney C. Freeman

Andrew G. Boulter by Whitney C. Freeman, his Attorney-in-Fact

Whitney C. Freeman
Attorney in fact

Reece T Freeman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Whitney C. Freeman with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory

evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Andrew G. Boulter for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Andrew G. Boulter, and is authorized by Andrew G. Boulter to execute this instrument on his behalf by the Power of Attorney of record in Book_____, page_____, Register's Office for Davidson County, Tennessee.

This the 13 day of April 20 17.

Notary Public

My commission expires 8/27/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Whitney C. Freeman and Reece T. Freeman , with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of April, 20 17.

Notary Public

My commission expires 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027