PREPARED BY AND RETURN TO:

Jackson & Associates
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

BILL GARRETT, Davidson County
Trans:T20170044100 DEEDQC
Recvd: 05/24/17 10:48 2 pgs
Fees:12.00 Taxes:0.00
20170524-0051592

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kyle E. Gardner and Ariel Camille Gardner 4253 Longfellow Dr. Nashville, TN 37214	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064

TAX MAP - PARCEL NUMBERS: 062020B28000CO

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Kyle E. Gardner** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **Kyle E. Gardner and wife, Ariel Camille Gardner,** their heirs and assigns, all right, title and interest in and to the following described property lying in the County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 264, on the plan of Abbington Park, Phase Two, Section One, of record in Instrument No. 20081008-0102227, revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kyle E. Gardner, single man, by Warranty Deed from Celebration Homes, LLC, a Tennessee Limited Liability Company, dated February 10, 2017, recorded February 14, 2017, of record in Instrument No. 20170214-0015240, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Celebration Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from AMF & I, a Tennessee Corporation, dated November 9, 2015, recorded November 12, 2015, of record in Instrument No. 20151112-0115134, Register's Office for Davidson County, Tennessee.

This property commonly known as: **4253 Longfellow Drive, Nashville, TN 37214**

WITNESS MY HAND on this the 23rd day of May, 2017.

Kyle E. Gardner

STATE OF TENNESSEE COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Kyle E. Gardner, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 23rd day of May, 2017.

My commission expires:
3-18-19

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD

Suzanne Thomas
Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 23rd day of May, 2017.

Annika Truman
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 23rd day of May, 2017.

My commission expires:
3-18-19

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD

Suzanne Thomas
Notary Public (Seal)