Karen Johnson Davidson County
Batch# 184003 DEEDWARR
01/15/2019 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20190115-0004228

Name and Address of New Owner:
Eric Kinny and MacKenzie LaRoe
3819 Lookout Drive
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 103-04-0-296

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gail Gardner, Britton Gardner and Duncan Gardner, Heirs of Lillie Bell Gardner**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Kinny and MacKenzie LaRoe, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land lying in Davidson County, Tennessee, being Lot 44 on the second revised Plan of Valley View Subdivision, Section 1, of record in Book 2331, Page 113 in the Register's Office for Davidson County, Tennessee.

Said Lot 44 fronts 57 feet on the southerly margin of Lookout Dr. and runs back between lines 104.6 feet on the westerly line and 99.82 feet on the easterly line to a broken rear line on which it measures 57.8 feet.

Being the same property conveyed to Walter Eugene Gardner and wife, Lillie Bell Gardner by Warranty Deed from Valley View Homes, Inc. dated April 9th 1957 and recorded April 10th 1957 in Book 361, Page 2643 said Register's Office, Davidson County, Tennessee. Walter Eugene Gardner predeceased Lillie Bell Gardner, which died on 3/25/2018 leaving Gail Garnder, Walter N. Gardner, Jeffrey E. Gardner, Britton Gardner and Duncan Gardner, as her sole heirs at law. Further being the same property conveyed to Sarah Gail Gardner by Quitclaim deed from Walter N. Gardner dated May 9, 2018 and recorded in Instrument 201901150004226 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sarah Gail Gardner by Quitclaim deed from Jeffrey E. Gardner dated May 9, 2018 and filed of record in Instrumer201901150004227the Register's Office for Davidson County, Tennessee. Sarah Gail Gardner and Gail Gardner is the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 2331, Page 113, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of October, 2018.

_____ (SEAL)
Gail Gardner

_____ (SEAL)
Britton Gardner

_____ (SEAL)
Duncan Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2018, before me personally appeared Gail Gardner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 29th day of October, 2018.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2018, before me personally appeared Britton Gardner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 29th day of October, 2018.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2018, before me personally appeared Duncan Gardner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 29th day of October, 2018.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 29th day of October, 2018.

WILLIAM D. CASTLEMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 02/06/2019
File No. 18-643

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
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Nashville, TN 37212