This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

BILL GARRETT, Davidson County
Trans:T20100041468 DEEDWARR
Recvd: 07/07/10 09:03 3 pgs
Fees:17.00 Taxes:0.00
20100707-0053045

ADMINISTRATOR'S DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Robert Pfaus	Chase Mortgage Company	Map 142
1009 Todd Preis Condominium R 405	3145 Vision Dive	Par 48
Nashville, TN 37221	Columbus, OH 43219	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert G. Pfaus, Administrator of the Estate of Robert Steven Kearney, Deceased, pursuant to the authority and directions of the Probate court of Davidson County, Tennessee, have this day bargained and sold, and do hereby transfer and convey to the said Robert G. Pfaus, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. R-405, together with the Carport designated No. R-405-C in river Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18, and 19, of the Register's Office for said County, as amended in book 4860, pages 107, 108, and 109 and described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, Page 456, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Robert Pfaus, a single person and Robert Kearney, a single person, by deed from Ella M. McGill, recorded as Instrument Number 20010808-0085339, Register's Office for Davidson County, Tennessee. Robert G. Pfaus, is the regularly appointed Administrator of the Estate of Robert Steven Kearney, Deceased, having been appointed the same in a proceeding in the Probate Court for Davidson County, Tennessee, being Case Number 08P71. This conveyance is pursuant to an Amended Order entered in said proceeding on April 13, 2009.

This is improved property known as 1009 Todd Preis Condominium R 405, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Robert G. Pfaus, his heirs and assigns, forever, as fully and completely as an administrator might or should convey the same, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2009.

The liability and obligations of the Grantors to Grantee and Grantee's successors and assignees under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument by merely define the scope, nature and amount of such liability or obligations.

This description is the same used in the previous deed of record.

WITNESS my hand this 23 day of April 2009.

Robert G. Pfaus, Administrator of the Estate of
Robert Steven Kearney, Deceased–

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert G. Pfaus, Administrator of the Estate of Robert Steven Kearney, Deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of April 2009.

SUZANNE GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My commission expires:
3-10-2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-.

AFFIANT

Subscribed and sworn to before me, this 28th day of ~~April 2009~~ June 2010.

KATHERINE G. DOUGHTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Katherine G Doughty

exp 5-28-2012

Copy

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

FILED
2010 JUN 18 PM 3:12
RICHARD R ROOKER, CLERK

IN RE: Robert Steven Kearney, No. 08P-71
Decedent / Respondent.

Order Approving Final Settlement

IT APPEARING to the Court that this Settlement having been recommended for approval and it appearing that no Exceptions having been filed, it is hereby the opinion of this Court, that the Settlement in the above referenced estate should now be approved and recorded and the Personal Representative(s) / Fiduciary(s) should be released from any and all liability.

IT IS, THEREFORE, **ORDERED, ADJUDGED AND DECREED**, that this Final Settlement be approved and recorded, that the Clerk of this Court is directed to release the surety bond, if any, and that the courts costs be taxed to the petitioner(s) and this matter closed upon the payment of such costs.

ENTER, this 17th day of June, 2010.

R.H. Bradshaw, Jr.
Probate Master