THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20100059280 DEEDWARR
Recvd: 09/21/10 09:33 2 pgs
Fees:13.00 Taxes:740.00

20100921-0074951

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

JAMES A. WEBSTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew C. Ribble	FRANKLIN SYNERGY	MAP 129-11
6327 Percy Drive	3301 ASPEN GROVE DR # 200	PARCEL 69
Nashville, TN 37205	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joseph H. Gilmore, Jr., Executor and Mary Julia Starr, Executor, the Personal Representatives of The Estate of Margaret Gilmore**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew C. Ribble and wife, Tessa H. Ribble**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot number 203 on the plan of Section 1, Warner Park Valley, as of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Joseph H. Gilmore and wife, Margaret M. Gilmore by deed dated March 20, 1985 and recorded in Book 6515, page 36, said Register's Office. The said Jopseph H. Gilmore has since died (1986), leaving Margaret M. Gilmore as the survivor of their tenancy-by-the entirities. The said Margaret M. Gilmore has also since died (2/25/2010). Pursuant to the provisions of the Last Will and Testament of Margaret Gilmore [filed in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket number 10P-527] her Executors are instructed to treat the real property as a probate asset and are empowered to sell this real property without joinder of any beneficiary.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6327 Percy Drive, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 the 15th & 17th day of September, 2010.

The Estate of Margaret Gilmore

BY: Joseph H Gilmore EXECUTOR
Joseph H. Gilmore, Jr., Executor

BY: Mary Julia Starr EX.
Mary Julia Starr, Executor

STATE OF MISSOURI
COUNTY OF Cape Girardeau

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph H. Gilmore, Jr.** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Executor** of the **The Estate of Margaret Gilmore** the within named bargainor, and Estate, and that they as such Executor being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said Joseph H. Gilmore, Jr., as such Executor.

Witness my hand and seal this the 15 th day of September, 2010.

My Commission expires 2-4-2011

Alberta Gwin
Notary Public

ALBERTA GWIN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COUNTY OF SCOTT
COMMISSION # 07004213
My Commission Expires: 2/4/2011

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Julia Starr** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Executor** of the **The Estate of Margaret Gilmore** the within named bargainor, and Estate, and that they as such Executor being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said Mary Julia Starr as such Executor.

Witness my hand and seal this the 17 th day of September, 2010.

My Commission expires 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN