EXECUTOR'S WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140052892 DEEDWARR
Recvd: 07/22/14 13:23 2 pgs
Fees:13.00 Taxes:688.20
20140722-0065045

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $186,000.00

_____, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 16th DAY OF JULY, 2014

_____, Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

ASHLEY JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

THIS INSTRUMENT WAS PREPARED BY
Prochaska Quinn & Ferraro, P.C.
Joseph R. Prochaska, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Earl Gilbert and Katie Cambron-Gilbert, husband and wife 1055 General George Patton Road Nashville, Tennessee 37221	Same	142-09-0D-134.00-CO

FOR AND 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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEAN M. BARNES MY CAPACITY AS EXECUTOR OF THE ESTATE OF ROSEMARY PINKSTON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF THE ESTATE'S RIGHTS TITLE AND INTEREST UNTO **JAMES EARL GILBERT AND KATIE CAMBRON-GILBERT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT(S) OR PARCEL(S) OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT (the "PROPERTY"):

Land in Davidson County, Tennessee, being Unit No. 1055, together with the carport designated as 1055-C, on the Horizontal Property Regime for River Plantation Section Six, as recorded in the Master Deed of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172 and Instrument No. 20080423-0041324, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to William Thomas Pinkston and spouse, Rosemary Pinkston, by deed from Peggy J. West, of record in Book 9787, page 306, dated

September 5, 1995, said Register's Office. The said William Thomas Pinkston having since died on or about May 10, 2001, leaving the said Rosemary Pinkston as the surviving tenant by the entirety. The said Rosemary Pinkston having since died testate, on or about June 10, 2014. Her Will being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 14P-1154. Said Will directs the subject property to be administered as part of her Estate, subject to the control by the Executrix, Jean M. Barnes.

This conveyance is subject to Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172 and Instrument No. 20080423-0041324, which amendment6 was corrected by Scrivener's Affidavit of record in Instrument No. 20080429-0043657; By-Laws being amended in Instrument No. 20060512-0056329 and Instrument No. 20100415-0028541, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been assumed by the Grantee herein.

This conveyance of the estate's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is ☑ improved ☐ unimproved property, known as 1055 General George Patton Road, Nashville, TN 37221.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 18th day of July, 2014.

Jean M Barnes

Jean M. Barnes, as Executor for the estate of
Rosemary Pinkston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME; the undersigned, a Notary Public in and for said County and State, the within named **JEAN M. BARNES,** the executor of the estate of Rosemary Pinkston, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL seal this 18th day of July, 2014.

[SEAL]

ASHLEY JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

Notary Public
Print Name: Ashley Jones

My Commission Expires: March 8, 2016

RETURN TO:
Prochaska Quinn & Ferraro, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219