THIS INSTRUMENT WAS PREPARED BY:
John L. Whitfield, Jr., Esq.
Moody, Whitfield & Castellarin
95 White Bridge Road, Suite 509
Nashville, TN 37205-1427
(615) 356-8130
(615) 356-8138 (fax)

The actual consideration of this transfer is none. T.C.A. § 67-4-409(a)(3)(d) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) provides the valuation oath is unnecessary since this deed is used to evidence distribution of the property to a beneficiary.

EXECUTOR'S QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Vikki Renee Connally Claudia Briley 1026 General George Patton Road Nashville, TN 37221	Same	142-09-0-D-99

Jack Oswalt died on January 24, 2014 leaving a Will dated December 27, 1989. Mary Louise Oswalt, his wife, predeceased Jack Oswalt, having died on October 12, 2013. The Will of Jack Oswalt was admitted to Probate on May 19, 2014 in the Probate Court for Davidson County, Tennessee, Docket No. 14P853. The Will named Claudia Briley as Executor. The Executor is duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax clearance has been received being Receipt No. 441970503, a copy of which is attached as Exhibit A. The Executor, by signing this deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Jack Oswalt, Claudia Briley, Executor, quitclaims to Vikki Renee Connally and Claudia Briley, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 1026, together with the Carport designated No. 10260-C in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, as shown on the Plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, amended in Instrument No: 20050504-0050172, and Instrument No. 20080423-0041324 (corrected by Scrivener's Affidavit in Instrument No. 20080429-0043657), Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments,

BILL GARRETT, Davidson County
Trans:T20150009779 DEEDQC
Recvd: 02/09/15 09:06 3 pgs
Fees:17.00 Taxes:0.00
20150209-0011635

contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, Page 526, Register's office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jack Oswalt and Mary Oswalt by Deed from The Joseph G. Elcan 1997 Irrevocable Trust of record, Instrument No: 20100706-0052637, Register's Office for Davidson County, Tennessee.

This is improved property known as 1026 General George Patton Road, Nashville, TN 37221.

This transfer is by quitclaim and we make no warranties about the title.

WITNESS my hand in Nashville, Tennessee on this the 29 day of January, 2015.

Estate of Jack Oswalt

Claudia Briley, Executor

By: Claudia Briley, Executor

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson KCE)

Personally appeared before me, Katie Egli, a Notary Public in and for said County and State, the within named, Claudia Briley, Executor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of January, 2015.

Notary Public

KATIE EGLI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 19, 2018

My Commission Expires: 09/19/18

N0019001 7872459140912

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

September 15, 2014

ESTATE OF JACK OSWALT
ATTN: JOHN L WHITFIELD
95 WHITE BRIDGE RD STE 509
NASHVILLE TN 37205-1490

Account Type:	INHERIT TX
Account No.:	441970503
Date of Death:	January 24, 2014
County:	DAVIDSON
SSN:	XXX-XX-4514

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF JACK OSWALT
ATTN: JOHN L WHITFIELD
95 WHITE BRIDGE RD STE 509
NASHVILLE, TN 37205-1490

September 15, 2014

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Account No.:	441970503
Date of Death:	January 24, 2014
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