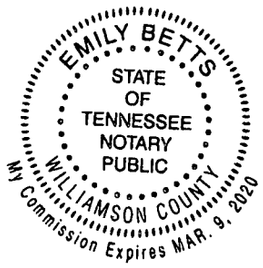
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $239,900.00 Affiant Subscribed and sworn to before me, this 28th day of November, 2016. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160106083 DEEDWARR
Recvd: 12/02/16 10:46 2 pgs
Fees:13.00 Taxes:887.63
20161202-0126555

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elwyn Patrice Norris	**New Owner**	**Map/Parcel: 142-09-0-D-134.00CO**
1055 General George Patton Road		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

James Earl Gilbert and Katie Cambron-Gilbert, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elwyn Patrice Norris

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 Unit No. 1055, together with the carport designated as 1055-C, on the Horizontal Property Regime for River Plantation Section Six, Phase One, as recorded in Plat Book 5200, pages 359 and 360 and 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 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 James Earl Gilbert and Katie Cambron-Gilbert, husband and wife, by Executor's Warranty Deed, from Jean M. Barnes, my Capacity as Executor of The Estate of Rosemary Pinkston, dated July 18, 2014, of record in Instrument No. 20140722-0065045, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6200, Pages 359-360, Register's Office for DAVIDSON County, Tennessee.
QCD of common areas to HOA of record in Instrument No. 20090825-0079855, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 4675, Page 127, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20050415-0042393, amended in Instrument No. 20080423-0041324 and Instrument No. 20080429-0043657, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of record in Instrument No. 20121114-0104723, Register's Office for DAVIDSON County, Tennessee.

Easement to US Sprint Communications of record in Instrument No. 20140114-0003778, Register's Office for DAVIDSON County, Tennessee.
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.
By laws of record in Book 5794, Page 539, amended in Instrument No. 20060512-0056329 and Instrument No. 20100415-0028541, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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

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 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 my/our hand(s) this 28th day of November, 2016.

James Earl Gilbert

Katie Cambron-Gilbert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, James Earl Gilbert and Katie Cambron-Gilbert, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of November, 2016.

Notary Public

My Commission Expires:_____

File #: **160681SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

