

OWNER/RESPONSIBLE TAXPAYER:

THIS INSTRUMENT PREPARED BY:

Map 126N, Group K, Parcel 001.00C-001

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1500

Knoxville, TN 37929

File No. 180927C (TMA)

EXECUTOR'S DEED

THIS INDENTURE made as of this ____ day of _____, 2018, between PINNACLE BANK, EXECUTOR OF THE ESTATE OF JEAN R. ELLIS, First Party, and _____, Second Parties:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Parties, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Parties, the real property described as follows:

SITUATED in the Eleventh (11th) Civil District of Sevier County, Tennessee, and within the City of Gatlinburg, Tennessee, and being all of Condominium Unit No. 101 of the Olde Gatlinburg Place Condominiums as shown on plat of record in Map Book 25, page 90, in the Sevier County Register's Office, to which plat reference is hereby made for a more particular description.

The Olde Gatlinburg Place Condominium is a horizontal property regime established pursuant to Tennessee Code Annotated 66-27-101, et. seq., as amended.

The property described hereinabove is conveyed together with an undivided interest in the common elements, vote, surplus and liability for common expenses and other assessments appurtenant thereto and as set forth in the Master Deed of Old Gatlinburg Place of record in Deed Book 375, page 392, in the Sevier County Register's Office.

BEING the same property conveyed to Jean R. Ellis by Quitclaim Deed from Jean R. Ellis, Executrix of the Estate of Oscar D. Ellis, dated September 23, 2004, and recorded in Book 2076, page 150, in the Sevier County Register's Office. Jean Ellis is now deceased with her will having been probated in Hamilton County, Tennessee, Probate No. 16-P-281.

THIS CONVEYANCE is made subject to any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Sevier County Register's Office, and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Parties, their heirs, successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This conveyance is made subject to 2018 taxes, which shall be prorated as of the date of closing, and which Second Parties assume and agree to pay, and the matters set forth herein.

First Party covenants that it is lawfully seized in fee simple of the premises and that he has a good and lawful right to sell and convey the same. First Party further covenants that it will warrant and defend the title to said premises unto the Second Parties, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument as of the day and year first above written.

Pinnacle Bank, Executor of the Estate of
Jean R. Ellis

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ___self to be the _____ of PINNACLE BANK, EXECUTOR OF THE ESTATE OF JEAN R. ELLIS, the within named bargainor, a banking corporation, and that ___he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____.

WITNESS my hand and official seal at office this _____ day of _____, 2018.

Notary Public

My Commission Expires: _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ _____.

Affiant

Subscribed and sworn to before me this _____ day of _____, 2018.

Notary Public

My Commission Expires: _____