Davidson County DEEDWARR
Recvd: 04/27/12 09:56 7 pgs
Fees:38.00 Taxes:703.00
20120427-0036049

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$190,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th DAY OF April, 2012.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3-3-15
| (AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra K. Watson 10116 Morgan Ridge Dr St Louis MO 63123	SAME	Map 104020L Parcel 10800CO

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 acknowledged, we,

THE FRANCES BARKLEY REVOCABLE LIVING TRUST,
DATED OCTOBER 30, 2008, Deborah Prince, TRUSTEE

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sandra K. Watson and husband Don A. Watson Jr.

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3229 of the Magnolia Court Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7295, Page 869, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is herby made to the Plat of the Magnolia Court Condominium shown as Exhibit D to the Master Deed of record in Book 7295, Page 869, said Register's Office, for a more complete identification and description of said unit. Said unit is located on a portion of Lot Nos. A and part of C on the Plan of Acklen Park, Block 31, of record in Book 421, Page 107, said Register's Office, to which plan reference is also hereby made.

Being the same property conveyed to FRANCES BARKLEY by deed from DEBORAH KERR SCONYERS, MARRIED of record in Book 10985, Page 371, dated June 15, 1998, said Register's Office. FRANCES BARKLEY, UNMARRIED has since conveyed her interest in said property to THE FRANCES BARKLEY REVOCABLE LIVING TRUST, DATED OCTOBER 30, 2008, FRANCES BARKLEY, TRUSTEE by quitclaim of record in Instrument No. 20081103-0108949, dated October 30, 2008, said Register's Office.

Frances Ann Barkley now being deceased on December 7, 2011, per Exhibit "A" attached causing Deborah Prince to become First Successor Trustee of THE FRANCES BARKLEY REVOCABLE LIVING TRUST, DATED OCTOBER 30, 2008, per Exhibit "B", and a release from State of Tennessee Bureau of Tenncare per Exhibit "C" all attached and made a part thereof.

This conveyance is made subject to the following:
1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3229 West End Circle Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 26th day of April, 2012.

Deborah Prince, First Successor Trustee

Deborah Prince, First Successor Trustee,
THE FRANCES BARKLEY REVOCABLE
LIVING TRUST, DATED OCTOBER 30, 2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Deborah Prince, who being the First Successor Trusee of The Frances Barkley Revocable Living Trust, dated October 30, 2008, acting as such trustee, and with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she, having full authority to act as such trustee has executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2012.

NOTARY PUBLIC

My Commission Expires: 3·3·15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 4·26·12

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Exhibit "A"

STATE OF TENNESSEE
Office of Vital Records

1187105

TYPEPRINT IN PERMANENT BLACK INK FOR INSTRUCTIONS SEE HANDBOOK

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER

DECEDENT

1. DECEDENT'S NAME (First, Middle, Last): Francee Ann Barkley
2. SEX: Female
3. DATE OF DEATH (Month, Day, Year): December 7, 2011
4. SOCIAL SECURITY NUMBER: [redacted]
5a. AGE-LAST BIRTHDAY (Years): 67
5b. UNDER 1 YEAR: Days / Months / Hrs.
5c. DATE OF BIRTH (Month, Day, Year): Jul 9, 1944
7. BIRTHPLACE (City and State or Foreign Country): Kansas City, MO
8. WAS DECEASED EVER IN U.S. ARMED FORCES? 1 Yes 2 [X] No
9. PLACE OF DEATH (Check Only One): INSIDE: 1 Inpatient 2 ER/Outpatient 3 DOA; OTHER: 4 Nursing Home 5 [X] Residence 6 Other (Specify)
9b. FACILITY NAME (If not institution, give street and number): 3229 West End Circle
9c. CITY, TOWN, OR LOCATION OF DEATH: Nashville
9d. COUNTY OF DEATH: Davidson
10. MARITAL STATUS (Married, Never Married, Widowed, Divorced) (Specify): Divorced
11. SURVIVING SPOUSE (If wife, give maiden name)
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired): Business Owner
12b. KIND OF BUSINESS/INDUSTRY: Tennessee T-Cakes
13a. RESIDENCE-STATE: TN
13b. COUNTY: Davidson
13c. CITY, TOWN, OR LOCATION: Nashville
13d. STREET AND NUMBER OR RURAL LOCATION: 3229 West End Circle
CENSUS TRACT
13e. INSIDE CITY LIMITS? 1 [X] Yes 2 No
13f. ZIP CODE: 37203
14. WAS DECEASED OF HISPANIC ORIGIN? (Specify yes or No. If yes, specify Cuban, Mexican, Puerto Rican, etc.) Yes No [X]
15. RACE-American Indian, Black, White, etc. (Specify): White
16. DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12): College (1-4 or 5+): 2

PARENTS

17. FATHER'S NAME (First, Middle, Last): Russell William Harlan
18. MOTHER'S NAME (First, Middle, Maiden Surname): Vera Ann Conery

INFORMANT

19a. INFORMANT'S NAME (Type/Print): Deborah Prince
19b. RELATIONSHIP TO DECEASED: Daughter
19c. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 508 Justice Dr. Franklin, TN 37064

DISPOSITION

20a. METHOD OF DISPOSITION: 1 Burial 2 [X] Cremation 3 Removal from State 4 Donation 5 Other (Specify)
20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Music City Crematory
20c. LOCATION-City or Town, State: Nashville, TN
21a. SIGNATURE OF FUNERAL DIRECTOR: Tim Raley
21b. LICENSE NUMBER OF FUNERAL DIRECTOR: 5958
21c. SIGNATURE OF EMBALMER
21d. LICENSE NUMBER OF EMBALMER
22a. NAME AND ADDRESS OF FUNERAL HOME: Music City Mortuary 2409 Kline Ave. Nashville, TN 37211
22b. LICENSE NUMBER OF FUNERAL HOME: 1105

REGISTRAR

23. REGISTRAR'S SIGNATURE: Teresa S. Hardick
24. DATE FILED (Month, Day, Year): December 9, 2011

CERTIFIER

25a. PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner as stated.
1 SIGNATURE AND TITLE OF PHYSICIAN: MD
26b. LICENSE NUMBER: TN 43306
25c. DATE SIGNED (Month, Day, Year): 12, 08, 2011
26a. MEDICAL EXAMINER - On the basis of examination and/or investigation, in my opinion, death occurred at the date and place, and due to the cause(s) and manner as stated.
2 SIGNATURE AND TITLE OF MEDICAL EXAMINER
26b. LICENSE NUMBER
26c. DATE SIGNED (Month, Day, Year)
PHYSICIAN OR MEDICAL EXAMINER EXECUTING CERTIFICATE MUST COMPLETE AND SIGN MEDICAL CERTIFICATION WITHIN 48 HOURS
27. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print): CRAIG SHEPARD MD, 4230 HARDING RD, NASHVILLE TN, 37207

CAUSE OF DEATH

28. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. — Approximate Interval Between Onset and Death
IMMEDIATE CAUSE (Final disease or condition resulting in death): a. Non Small cell Lung Cancer
DUE TO (OR AS A CONSEQUENCE OF):
Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST
b. DUE TO (OR AS A CONSEQUENCE OF):
c. DUE TO (OR AS A CONSEQUENCE OF):
d.
PART II. Enter other significant conditions contributing to death but not resulting in the underlying cause given in Part I.
29a. WAS AN AUTOPSY PERFORMED? 1 Yes 2 [X] No
29b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 1 Yes 2 No
30. MANNER OF DEATH: 1 [V] Natural 2 Accidental 3 Suicide 4 Homicide 5 Pending Investigation 6 Could not be Determined
31a. DATE OF INJURY (Month, Day, Year)
31b. TIME OF INJURY
31c. INJURY AT WORK? 1 Yes 2 No
31d. DESCRIBE HOW INJURY OCCURRED
31e. PLACE OF INJURY-At home, farm, street, factory, office building, etc. (Specify)
31f. LOCATION (Street and Number or Rural Route Number, City or Town, State)

PH-1659 (REV. 3/08)
STATE FILE NO.
RDA 1389

I hereby certify the above to be a true and correct copy of the original document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Department of Health. Alteration or erasure voids this certification.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

4907134

Teresa S. Hardick
STATE REGISTRAR

Tonya Y. Foreman, Local Registrar
Davidson County, Tennessee

Date Issued

CERTIFICATION OF VITAL RECORD

Exhibit "B"

NOTARIZED SUMMARY OF TRUST
THE FRANCES BARKLEY
REVOCABLE LIVING TRUST AGREEMENT

The undersigned hereby certifies that he/she created a Revocable Living Trust. This Trust is known as: THE FRANCES BARKLEY REVOCABLE LIVING TRUST, dated the 30th day of October, 2008. Frances Barkley Trustor and Trustee, resides at 3229 West End Circle, Nashville, TN 37203, State of Tennessee, the County of Davidson.

IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

Description of Trust

The party hereto desires to confirm the establishment of a Revocable Trust on this date, for the benefit of the Trustor and containing herein the following provisions:

1. The Trustor is designated as the Trustee to serve until his/her death or incompetence.

2. Upon the end of the term of the original Trustee, Deborah Prince is designated as First Successor Trustee. Jennifer Barkley is designated as Second Successor Trustee. Russell Barkley is designated as Third Successor Trustee. The trust designates one or more Successor Trustees. Any third party may rely on the authority of any Successor Trustee without proof that such Successor Trustee has succeeded to the position of Trustee.

3. Any Trustee/Trustor has the power and authority to manage and control, buy, sell, and transfer the trust property, in such manner as the Trustee may deem advisable, and shall have, enjoy and exercise all powers and rights over and concerning said property and the proceeds thereof as fully and amply as though said Trustee were the absolute and qualified owner of same, including the power to grant, bargain, sell and convey, encumber and hypothecate, real and personal property, and the power to invest in corporate obligations of every kind, stocks, preferred or common, and to buy stocks, bonds and similar investments on margin or other leveraged accounts, except to the extent that such management would cause includability of an irrevocable trust in the estate of a Trustee. The Trust grants to Trustee, and incorporates by reference, the powers described in Tennessee Code Annotated Section 35-50-110. If relevant to the purposes for this Certification of Trust, a copy of selected provisions of the Trust pertaining to the administrative and/ or managerial powers of the Trustee shall be attached hereto as Schedule A.

4. Following the death of the Trustor, the Trust continues or is distributed in whole or in part for the benefit of other named Beneficiaries according to the terms of the Trust.

5. Unless otherwise indicated to a prospective transferee, the Trustee has full power to transfer assets held in the name of the Trust and subsequent transferees are entitled to rely upon such transfers provided the chain of title is not otherwise deficient.

6. The Trust Agreement also states that any bank, corporation, brokerage firm or other entity or any individual may conclusively presume that the Trustee has full power and authority and such person or institution shall be held harmless and shall incur no liability by reason of so presuming.

7. The situs of the Trust is the State of Tennessee.

8. The use of this Summary of Trust is for convenience only and the Trust is solely controlled as to provisions and interpretations, and any conflict between this abstract and the Trust shall be decided in favor of the Trust.

9. With regard to any real property transferred into the Trust designated as the Trustor's homestead, the Trustor shall have the exclusive right to occupy said property as a permanent resident, rent free, except for taxes and other expenses.

10. The Trust is revocable. The person having the power to revoke the Trust is the Trustor.

11. The Trust provides that multiple Trustees or multiple Successor Trustees are to serve jointly and the signatures of all then-serving Trustees are required in order to exercise the powers of the Trustee, subject, however, to the following exceptions: if at any time there are two (2) or more persons serving as Trustees hereunder, then, by a sworn written statement, each such Trustee may grant to the other Trustee(s) the power and authority to act alone and without the consent of the other Trustee(s) for all purposes or for designated purposes hereunder; and, if at any time there are three (3) or more persons serving as Trustees, and if they are not in unanimous agreement as to any action hereunder, then they shall act hereunder by majority consent concerning the action in question.

12. The identification number of the Trust is the Trustor's social security number.

13. To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

IN WITNESS WHEREOF. the party has hereto executed this Summary of Trust this date.

TRUSTOR\TRUSTEE:

Frances Barkley

Frances Barkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of October, 2008, before me, a Notary Public, personally appeared Frances Barkley, Trustor/ Trustee the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Michael J Mills
Notary Public, State of Tennessee

My Commission Expires: March 7, 2011

MICHAEL J MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATION OF TRUST
PAGE 3

Exhibit "C"

0412-014

STATE OF TENNESSEE
BUREAU OF TENNCARE
Third Party Liability Division
310 Great Circle Road, 4th Floor
NASHVILLE, TENNESSEE 37243
Toll Free: 866-389-8444 Fax: 615-413-1941

1/20/2012

DEBORAH PRINCE
EXECUTOR
508 JUSTIN DR.
FRANKLIN, TN 37064

RE: FRANCES A. BARKLEY
12/7/2011

Dear DEBORAH PRINCE:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X — This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Tangela J. Howard

Tangela J. Howard
Supervisor