BILL GARRETT, Davidson County
Trans:T20120050470 DEEDQC
Recvd: 07/09/12 16:11 3 pgs
Fees:17.00 Taxes:0.00
20120709-0060312

This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Thomas E. Krebs, Co-Trustee 485 Broadwell Drive Nashville, TN 37220	Same as new owner	160 14 0F 001.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Thomas E. Krebs, as Personal Representative of the Estate of Margaret A. Krebs, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Margaret A. Krebs, does hereby quitclaim, transfer and convey unto **Richard A. Krebs, Thomas E. Krebs, Susan K. Kelton, David J. Krebs and Kenneth C. Krebs, as Co-Trustees of the Margaret A. Krebs Family Trust**, hereinafter called Grantees, their heirs and assigns, all right, title and interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

> Unit No. 5600 (Parcel No. 1), together with the carport designated No. 5600-C in BRENTWOOD HALL, a Condominium, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard and Oakes Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Hall, Condominium Apartments, recorded in Instrument No. 20011023-0115309 as amended in Instrument No. 20011031-0118967, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20011023-0115544 (as amended in Instrument No. 20020315-0032905), 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 Brentwood Hall, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Instrument Nos. 20011023-0115544 (as amended in Instrument No, 20020315-0032905) and 20011023-0115545, respectively, Register's Office for Davidson County, Tennessee, and restrictions in Book 4020, page 59, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.
>
> Being the same property conveyed to Margaret A. Krebs by deed from Haury and Smith Contractors, Inc., of record in Instrument No. 20020927-0117856, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 5600 Oakes Drive, Brentwood, Tennessee.

Margaret A. Krebs is the same person as Margaret Arlene Krebs, who died on March 19, 2012 leaving a Last Will and Testament dated December 6, 1993 and a First Codicil dated July 22, 2009, naming Thomas E. Krebs as Personal Representative. The will and codicil were admitted to probate on April 4, 2012 in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 12P-553.

Margaret A. Krebs was a widow at her death, being preceded in death by her husband, Marlyn E. Krebs, who died on July 22, 2011 and whose estate was administered in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 11P-1486; and,

Thomas E. Krebs was duly qualified as Personal Representative of the decedent's estate. All debts of the decedent have been paid. Bureau of TennCare estate recovery release and Tennessee inheritance tax closing letter are attached as Exhibit A and Exhibit B respectively.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to implement a testamentary devise to a beneficiary.

Thomas E. Krebs

Thomas E. Krebs, Trustee, Grantee

Subscribed and sworn to before me this 6th day of July, 2012.

Diana C. Gilfilen

Notary Public

My Commission Expires: March 3, 2015

DIANA C. GILFILEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAR. 3, 2015

By executing and delivering this deed, Grantor releases any right Grantor has to recover the property conveyed if the Estate hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 this 6 day of July, 2012.

Thomas E. Krebs

Thomas E. Krebs, Personal Representative of the Estate of Margaret A. Krebs, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Thomas E. Krebs, as Personal Representative of the Estate of Margaret A. Krebs, with whom I am personally acquainted and who upon oath acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of July, 2012.

Diana C. Gilfilen
Notary Public

My Commission Expires: March 3, 2015

