ADDRESS NEW OWNER:
William C. Hatcher

435 Annex Ave.
Nashville, TN 37209

BILL GARRETT, Davidson County
Trans:T20120059127 DEEDWARR
Recvd: 08/09/12 10:09 3 pgs
Fees:18.00 Taxes:421.80
20120809-0071065

SEND TAX BILL TO:
First Community Mortgage, Inc. and/or Tennessee Housing Development Agency
275 Robert Rose Drive
Murfreesboro, TN 37129

MAP & PARCEL NOS.:
090-15-0 82

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lois Hagar, Executrix for the Estate of Retta Mai Curtis** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **William C. Hatcher, a single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County,Tennessee, being Lot No. 1134 on the Map of Charlotte Park Subdivision, Section 15, as of record in Book 3300, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1134 fronts 76.1 feet on the northwesterly side of Annex Avenue and runs back between lines, 150.1 feet on the northeasterly side and 151.2 feet on the southwesterly side to a line in the rear, measuring 82 feet thereon.

Being the same property conveyed to Lloyd W. Curtis and wife, Retta Curtis, from William Ralph Hall and wife, Mildred S. Hall, by Warranty Deed recorded on June 19, 1974, in Book 4826, Page 305, Register's Office for Davidson County, Tennessee. The said Lloyd W. Curtis died on March 14, 2006, leaving Retta Curtis as the sole surviving tenant by the entirety. Retta Curtis died on January 16, 2012, and pursuant to the Will of Retta Mai Curtis, Docket No. 12P656, Probate Court Clerk's Office for Davidson County, Tennessee, the Executrix, Lois Hagar, is authorized to convey the subject property. Retta Mai Curtis is one and the same person as Retta Curtis.

See TennCare Waiver attached hereto and made a part hereof as Exhibit A.

This is property with a common address of **435 Annex Ave., Nashville, TN 37209.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, said taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 3300, Page 75, said Register's office and all matters therein; 3) TVA Right of Way Easement appearing in said plan.

PROPERTY CONVEYED "AS IS."

LLH

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of August, 2012.

X Lois Hagar, Executrix

Lois Hagar, Executrix for the Estate of Retta Mai Curtis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lois Hagar, Executrix for the Estate of Retta Mai Curtis,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **7th** day of **August 2012.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1207-138

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $114,000.00.

Affiant

Subscribed and sworn before me this 7th day of August, 2012.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Exhibit A

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

FILED
2012 JUL 26 PM 3:25
RICHARD R. ROOKER, CLERK

7/20/2012

L. G. BURNETT, JR.
LEGAL COUNSEL
4800 CHARLOTTE AVE.
NASHVILLE, TN 37209

RE: RETTA M. CURTIS
3839

Dear L. G. BURNETT, JR.:

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

LLH