BILL GARRETT, Davidson County
Trans:T20120089545 DEEDWARR
Recvd: 11/26/12 09:27 3 pgs
Fees:18.00 Taxes:392.20
20121126-0107947

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Benjamin S. Mitchell P. O. Box 50342 Nashville, TN 37205	Same as Owner	Map 43-9 Parcel

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, NORMA C. ANDERSON, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does hereby transfers and conveys unto BENJAMIN S. MITCHELL, hereinafter referred to as the "GRANTEE", his 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 Lot No 23 on the Plan of Swinging Bridge Heights, of record in Plat Book 2854, Page 114, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete and accurate description of the said property.

Being the same property conveyed to Edward Ray Anderson and wife Norma C. Anderson by deed from Michael E. Tayes of record in Book 5107, Page 787, Register's Office for Davidson County, Tennessee. Edward Ray Anderson died on September 12, 2012, at which time ownership and title to the said property became vested in Norma C. Anderson as the surviving tenant by the entirety. Edward Ray Anderson was not a recipient of TennCare during his lifetime and a release from TennCare is attached hereto to verify same.

The mailing address for the said property is 107 Hiller Drive, Old Hickory, TN., 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And the GRANTOR, covenants with the said GRANTEE, that she is seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. All matters showing on the Plan of Swinging Bridge Heights of record in Plat Book 2854, Page 114, Register's Office for Davidson County, TN.

2. Subject to Restrictive Covenants of record in Book 3104, Page 303, said Register's Office.

And, we, the GRANTOR, further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 16th day of November, 2012.

"GRANTOR"

Norma C. Anderson
NORMA C. ANDERSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORMA C. ANDERSON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she, executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16TH t day of November, 2012.

NOTARY PUBLIC

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: August 20, 2013

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $106,000.00.

Benjamin L. Mitchell
Affiant

Sworn to and subscribed before me, this the 16th day of November, 2012

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
Department of Finance and Administration
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

Bill Haslam
Governor

Mark A. Emkes
Commissioner

11/1/2012

HOMER R. AYERS
LEGAL COUNSEL
P.O. BOX 904
GOODLETTSVILLE, TN 37070

RE: EDWARD RAY ANDERSON
Last Four Of SSN 3742

Dear HOMER R. AYERS:

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