ADDRESS NEW OWNER:
Karen Priscilla Flynn
Jonathan E. Flynn
104 Saddle Tree Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgage Investors Group
8320 E. Walker Springs Lane # 400
KNoxville, Tn 37923

MAP & PARCEL NOS.:
064120A10400CO

BILL GARRETT, Davidson County
Trans:T20130007346 DEEDWARR
Recvd: 01/28/13 10:09 4 pgs
Fees:23.00 Taxes:389.06
20130128-0008631

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, **Jennifer G. Harris and Gray N. Gatlin and Holly G. Cooper** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Karen Priscilla Flynn and Jonathan E. Flynn, wife and husband** (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, described as follows, to-wit:

Being Unit 104, as shown on the Plan of the Addition to Section One, Fox Run, Condominium Apts., of record in Book 5200, Page 89, which amends Book 4860, Page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Fitzpatrick Gatlin by Warranty Deed dated June 3, 1987, from Charles R. King and wife, Myra R. King, in Book 7261, Page 360, Register's Office for Davidson County, Tennessee. The said Mary Fitzpatrick Gatlin died intestate on May 2, 2008, leaving the following heirs at law, Jennifer G. Harris, Gray N. Gatlin, and Holly G. Cooper. See Affidavit of Heirship recorded on June 17, 2008, in Instrument No. 20080617-0062242, said Register's Office.

This is property with a common address of **104 Saddle Tree Drive, Hermitage, TN 37076.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4860, Page 52, as amended in Book 5200, Page 89, said Register's office and all matters therein; 3) Master Deed in Book 4956, Page 582, said Register's Office; 4) By-Laws of record in Book 4956, Page 590; Book 5174, Page 609; Book 5548, Page 852; Book 5564, Page 582; Book 5896, Page 100; Book 8510, Page 1; as amended and restated in Instrument No. 20120620-0053963, said Register's Office; 6) Charter of the Homeowners' Association in Book 5208, Page 189, said Register's Office.

The Grantors each warrant that neither of them have ever lived at the subject property as their marital residence and that the subject property is not subject to any marital rights therein.

See TennCare Release and Inheritance Tax Release both attached hereto as Exhibit A-1 and Exhibit A-2 and made a part hereof.

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 24th day of January, 2013.

Jennifer G. Harris

Holly G. Cooper

Gray N. Gatlin

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jennifer G. Harris,** 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 **24th** day of **January 2013.**

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

STATE OF TENNESSEE
COUNTY OF WILSON

On this 24th day of January 2013, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jennifer G. Harris,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Gray N. Gatlin**, and is authorized by him to execute this instrument on his behalf by virtue of a "Specific Durable Power of Attorney to Sell Real Property" recorded in Instrument No. 20130128-0008629 in said Register's Office.

Witness my hand and official seal at office, this 24th day of January 2013.

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

STATE OF TENNESSEE
COUNTY OF WILSON

On this 24th day of January 2013, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jennifer G. Harris,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Holly G. Cooper**, and is authorized by her to execute this instrument on her behalf by virtue of a "Specific Durable Power of Attorney to Sell Real Property" recorded in Instrument No. 20130128-0008630 in said Register's Office.

Witness my hand and official seal at office, this 24th day of January 2013.

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. 1301-008

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $105,150.00.

Affiant

Subscribed and sworn before me this 24th day of January, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Exhibit A-1

TENNESSEE DEPARTMENT OF REVENUE

INHERITANCE TAX RELEASE
FOR REAL OR PERSONAL PROPERTY

NOTICE: THIS DOCUMENT BECOMES AN OFFICIAL STATE RECORD WHEN COMPLETED. INFORMATION SHOULD BE TYPED OR PRINTED CLEARLY IN INK. COMPLETE A SEPARATE INHERITANCE TAX RELEASE FORM FOR EACH PARCEL OF REAL PROPERTY OR FOR EACH BANK OR CORPORATION.

NAME OF DECEDENT: Mary Fitzpatrick Gatlin

COUNTY OF RESIDENCE: Davidson County

SOCIAL SECURITY NUMBER: [redacted]

APPLICATION:

ATTACHED: YES X NO ___

ON FILE: YES ___ NO ___ IF SO DATE FILED ___

The Department of Revenue hereby waives the issuance of notice required by Section 67-8-417, Tennessee Code Annotated and consents to the transfer of the property now in your custody, or standing on your records in the name of the captioned decedent.

DESCRIPTION OF PROPERTY:
(List only one)

104 Saddle Tree Drive, Hermitage, TN 37076
(Map & Parcel 65-1[illegible] of the 10th C[illegible], Davidson County, Tennessee)
(Unit 104 on the Plan of the Addition to Fox Run Section One, a condominium)

TENNESSEE DEPARTMENT OF REVENUE INHERITANCE TAX

Attorney

Representative of the Estate
(Not valid unless signed)

RETAIN SECOND COPY FOR YOUR RECORDS. RETURN ORIGINAL AND FIRST COPIES TO THE TENNESSEE DEPARTMENT OF REVENUE, 500 DEADERICK ST., NASHVILLE, TN 37242.

DEPARTMENTAL USE ONLY

Amy Green

For Commissioner of Revenue
(By Tax Audit Manager - Audit Division)

JAN 2 2 2013

Date approved
Inheritance-Gift Tax Section

Cindy S. Smith, Attorney
2606 Eugenia Ave., Suite C
Nashville, TN 37211

Release will be mailed to address to the left. Type or print clearly in ink the complete address (include street number and zip code.) Address should be contained within the space provided.

RV-F1401501 (Rev. 8-09)

Exhibit A-2

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

1/23/2013

CINDY S. SMITH
2606 EUGENIA AVE.
SUITE C
NASHVILLE, TN 37211

RE: MARY F. GATLIN
Last Four Of SSN [redacted]

Dear CINDY S. SMITH:

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,

Tamela J. Howard