Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130038007 DEEDWARR
Recvd: 05/07/13 10:51 4 pgs
Fees:23.00 Taxes:762.20
20130507-0045949

ADDRESS NEW OWNER:
Patricia Booth

2709 Rosedale Place
Nashville, TN 37211

SEND TAX BILL TO:

New Owner

MAP & PARCEL NOS.:
118-03-0 101

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, **Estate of Jacqulyn Anderson, David L. Manning, Executor** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Patricia Booth, unmarried**, (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:

Being Lot Number 5 on the Plan of Phase One, Rosedale Place, of record in Plat Book 11190, Page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jacqulyn Anderson from Rosedale Place, LLC, by Warranty Deed recorded on May 12, 1999, in Book 11474, Page 766, Register's Office for Davidson County, Tennessee. The said Jacqulyn Anderson died on December 5, 2012, and by virtue of her Last Will and Testament directed her Executor to sell her residence. See Davidson Probate Court Clerk, Docket No. 12P1942l, wherein David L. Manning was appointed as Executor.

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

This is property with a common address of **2709 Rosedale Place, Nashville, TN 37211**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 11190, Page 3, said Register's office and all matters therein.

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 29th day of April, 2013.

Estate of Jacqulyn Anderson, David L. Manning, Executor

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 **David L. Manning, Executor, of the Estate of Jacqulyn Anderson,** 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 **29th** day of **April 2013.**

Notary Public
My Commission Expires: 3-7-2017

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1304-069

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $206,000.00.

Affiant

Subscribed and sworn before me this 29th day of April, 2013.

Notary Public
My Commission Expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Exhibit A

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

12P1942

To DAVID L MANNING :

It appearing to the Court that JACQULYN ANDERSON has died leaving a written will, in which you are appointed Executor, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said DAVID L MANNING to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this January 16, 2013 .

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to DAVID L MANNING, Executor of the estate of JACQULYN ANDERSON deceased, and I do further certify that DAVID L MANNING is still acting Executor of the estate of JACQULYN ANDERSON, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 17th day of January, 2013.

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

D.C.

Exhibit B

RECEIVED
APR 08 2013

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

4/5/2013

WILLIAM B. HUBBARD, ESQ.
LEGAL COUNSEL
201 4TH AVE N, STE 1420
NASHVILLE, TN 37219

RE: JACQULYN ANDERSON
Last Four Of SSN 0627

Dear WILLIAM B. HUBBARD, ESQ.:

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