BILL GARRETT, Davidson County
Trans:T20130040641 DEEDQC
Recvd: 05/15/13 15:15 4 pgs
Fees:22.00 Taxes:0.00
20130515-0049139

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:
Daniel R. Hitchcock Jeffrey K. Hitchcock 307 Summit Ridge Circle Nashville, TN 37215	Same as new owner	026.06.0A.016.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Peter G. Prater died on July 20, 2012 leaving a Last Will and Testament dated June 2, 2011, naming Jeffrey K. Hitchcock as Personal Representative; and, whereas the will was admitted to probate on August 2, 2012 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1191; and, whereas, Jeffrey K. Hitchcock was duly qualified as Personal Representative; and, whereas, all debts of the decedent have been paid; and, whereas, the Bureau of TennCare estate recovery release and Tennessee inheritance tax closing letter are attached as Exhibit A and Exhibit B, respectively; therefore:

Jeffrey K. Hitchcock as Personal Representative of the Estate of Peter G. Prater, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Peter G. Prater, does hereby quitclaim, transfer and convey unto Daniel R. Hitchcock and Jeffrey K. Hitchcock, as tenants in common, hereinafter called Grantees, theirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, and being Lot No. 16 of the plan of Townhomes at Windsor, of record in Plat Book 8250, Page 995 and amended in Instrument No. 200108130086903, Register's Office for said County, reference to which plat is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Peter G. Prater and wife, Dorothy W. Prater, by deed from Jocquelyn L. Hill of record in Instrument No. 20051005-0120380, Register's Office for Davidson County, Tennessee.
>
> Dorothy W. Prater died on December 14, ~~2009~~ 2008 -JKH. The property passed to Peter G. Prater as the surviving tenant by the entireties.
>
> This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

State of Tennessee
County of Davidson

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.

Jeffrey K. Hitchcock, Grantee

Subscribed and sworn to before me this 3 day of May, 2013.

Sandra D.J. Mitchell
Notary Public
My Commission Expires: May 20, 2014

SANDRA D.J. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property, known as 219 Wyndom Court, Goodlettsville, Tennessee.

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 3 day of May, 2013.

Jeffrey K. Hitchcock, Personal Representative of the Estate of Peter G. Prater, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Jeffrey K. Hitchcock, with whom I am personally acquainted and who upon oath acknowledged that he is the Personal Representative of the Estate of Peter G. Prater and that he executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 3 day of May, 2013.

Sandra D.J. Mitchell
Notary Public
My Commission Expires: May 20, 2014

SANDRA D.J. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

EXHIBIT
tabbies
A

8/10/2012

J. RANDALL HOOPER
109 WESTPARK DRIVE
SUITE 300
BRENTWOOD, TN 37027

RE: PETER G. PRATER
8218

Dear J. RANDALL HOOPER:

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

FEB 01 2013

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

February 1, 2013

PRATER PETER G
ATTN: J R HOOPER
109 WESTPARK DR STE 300
BRENTWOOD TN 37027-5062

Account Type:	INHERIT TX
Account No.:	441761088
Date of Death:	July 20, 2012
County:	DAVIDSON
SSN:	XXX-XX-8218

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$2,406.16
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$2,406.16

EXHIBIT
tabbies
B

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

PRATER PETER G
ATTN: J R HOOPER
109 WESTPARK DR STE 300
BRENTWOOD, TN 37027-5062

February 1, 2013

Account Type:	INHERIT TX
Account No.:	441761088
Date of Death:	July 20, 2012
County:	DAVIDSON
SSN:	XXX-XX-8218

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$2,406.16
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$2,406.16