This Instrument Prepared by:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20130053422 DEEDWARR
Recvd: 06/24/13 15:06 7 pgs
Fees:37.00 Taxes:0.00
20130624-0064753

EXECUTOR'S DEED

Grantor:	**William H. Harper, Executor of Estate of Margaret Ann Harper, Deceased**
Grantee:	**William H. Harper (individually)**
County:	**Davidson County, Tennessee.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
William H. Harper 3124 Knobview Drive Nashville, TN 214	**Map and Parcel No. (s):** 09501001000

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this Executor's Deed for recording pursuant to T.C.A. § 67-4-409(a)(3)(D), which exempts this conveyance from transfer tax.

William H. Harper, Executor
Affiant

Subscribed and sworn to before me, this 24TH day of June, 2013.

Notary Public
My commission Expires July 6, 2015.

D. JEFFERSON HERRING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS EXECUTOR'S DEED is executed on this 24TH day of June, 2013, by William H. Harper, who is the Executor of Estate of Margaret Ann Harper, Deceased (the "Executor").

RECITALS:

WHEREAS, Margaret Ann Harper (the "Decedent") died on December 26, 2012;

WHEREAS, at the time of her death, the Decedent owned the real property described in Exhibit A attached hereto (the "Property");

WHEREAS, the Executor is the duly qualified personal representative of the Estate of Margaret Ann Harper, Deceased, which estate was opened on the 12th day

of February, 2013, in the Seventh Circuit Court of Davidson County, Tennessee, at which time the Decedent's last will (the "Decedent's Will") was admitted to probate (Case No. 13P-276) and such estate is presently pending;

WHEREAS, Section 10.2 of Article X of the Decedent's Will provides that real estate is a part of the Decedent's probate estate to be administered by the Executor as personal property;

WHEREAS, at the time of her death, the Decedent was unmarried, her spouse, Wayne Harper, having predeceased her on January 24, 2007;

WHEREAS, the Decedent left one surviving child, William H. Harper, and the Decedent had no deceased children;

WHEREAS, under Section 4.2 of Article IV of the Decedent's Will, if the Decedent's spouse predeceases the Decedent, the Decedent's entire estate including the property subject to this Deed, passes to the Decedent's son, William H. Harper;

WHEREAS, the debts and taxes imposed upon the Decedent's estate, including death taxes, and the expenses of administration have been either paid or adequate provision therefor made by the Executor; and

WHEREAS, the Bureau of Tenncare has issued its Release to the Executor and the Tennessee Department of Revenue has issued its Inheritance Tax Release with respect to the Property, both documents being attached hereto as collective Exhibit B.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and to fulfill the Decedent's bequest, **William H. Harper, Executor of the Estate of Margaret Ann Harper, Deceased**, the grantor hereunder ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **William H. Harper,** individually, the grantee hereunder ("Grantee"), all of Grantor's right, title and interest in and to the Property.

TO HAVE AND TO HOLD the Property with appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors, heirs and assigns forever. Grantor has made this conveyance in Grantor's capacity as personal representative of the Decedent's estate only and not individually. Grantor makes no covenants or warranties hereunder, express or implied, except that Grantor covenants and binds himself as Executor to warrant and forever defend the title to the Property to Grantee, his successors, heirs and assigns, against the claims of all persons claiming by or through Grantor, but no further. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor transfers and conveys to Grantee all of Grantor's right and benefit that it may possess under any and all covenants and warranties set out in any prior deed conveying the Property to the Decedent.

IN WITNESS WHEREOF, Grantor has executed this Executor's Deed on the day and year first above written.

William H. Harper
Executor of Estate of
Margaret Ann Harper, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **William H. Harper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Personal Representative (Executor) of the **Estate of Margaret Ann Harper, Deceased**, the within named bargainor, and that he as such Personal Representative executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24TH day of June, 2013.

Notary Public

My Commission Expires July 6, 2015.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

C:\Docs\6-EA\Harper\RealEstate\Deed.wpd

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 83 on the Plan of Donelson Hills, as of record in Book 2331, page 22 and 23, Register's Office for Davidson County.

Said Lot No. 83 fronts 65 feet on the west side of Dearborn Drive and runs back 295.4 feet on the north line and 258.2 feet on the south line, to a dead line in the rear, measuring 118.6 feet.

The property is subject to all restrictions and easements set forth in the Plan of Donelson Hills, Book 2331, page 22 and 23, Register's Office for Davidson County; and is further subject to the utilities easement granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 4913, page 412, Register's Office for Davidson County.

Being the same property conveyed to Wayne Harper and wife, Margaret Colquitt Harper, from Marshall L. Bailey and wife, Kayrene D. Bailey, by deed of record in Book 2498, page 109, Register's Office for Davidson County. And Wayne Harper having died on January 24, 2007, title to the property vested fully in his surviving spouse, Margaret Colquitt Harper. Margaret Colquitt Harper and Margaret Ann Harper are one and the same person.

This is improved property known as 2116 Dearborn Drive, Nashville, Tennessee 37214.

The legal description above was taken from the deed by which the Property was conveyed to Grantor. The Property was not surveyed at the time of this conveyance and no title search was performed. The legal description above and the state of title of the Property have been furnished to the draftsman by Grantor, by third parties or were obtained from the previous deed.

C:\Docs\6-EA\Harper\RealEstate\Deed-ExhibitA.wpd

\

EXHIBIT B

Attached Bureau of Tenncare Release

Attached Inheritance Tax Waiver

C:\Docs\6-EA\Harper\RealEstate\Deed-ExhibitB.wpd

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

3/11/2013

WAYNE HARPER
LEGAL COUNSEL
144 SECOND AVE. NORTH, STE 200
NASHVILLE, TN 37201

RE: MARAGARET ANN HARPER
[redacted]

Dear WAYNE HARPER:

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,

Jangela J. Howard

TENNESSEE DEPARTMENT OF REVENUE

INHERITANCE TAX RELEASE
FOR REAL OR PERSONAL PROPERTY

NOTICE: THIS DOCUMENT BECOMES AN OFFICIALSTATE 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: Margaret Ann Harper

COUNTY OF RESIDENCE: Davidson

SOCIAL SECURITY NUMBER: [redacted]

APPLICATION:

ATTACHED: YES ___ NO X

ON FILE: YES X NO ___ IF SO DATE FILED March 21, 2013

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)
Being Lot No. 83 on the Plan of Donelson Hills, as of record in Book 2331, page 22 and 23, Register's Office for Davidson County. Said Lot No. 83 fronts 65 feet on the west side of Dearborn Drive and runs back 295.4 feet on the north line and 258.2 feet on the south line, to a dead line in the rear, measuring 118.6 feet.

This property is known as 2116 Dearborn Drive, Nashville, Tennessee 37214.

TENNESSEE DEPARTMENT OF REVENUE TAX

D. Jefferson Herring, 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)

JUN 14 2013
Date approved
Inheritance - Gift Tax Section

D. Jefferson Herring, Attorney
144 Second Ave. N. Suite 200
Nashville, TN 37201

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)