EXECUTOR'S QUITCLAIM DEED

Grantee: Manuel S. Valenzuela
68 Nickleby Down
Brentwood, TN 37027

Map & Parcel No.: 172-01-0A-046.00

Send Tax Notice To: Manuel S. Valenzuela
68 Nickleby Down
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130057927 DEEDQC
Recvd: 07/08/13 14:45 7 pgs
Fees:38.00 Taxes:185.00
20130708-0070376

Susan H. Armor, being one and the same person as Susan Hicks Armor, died on February 6, 2012, leaving a Will dated July 8, 2011. The Will was admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, on March 21, 2012 under Docket Number 12P343. The Will named Milton Philip Armor as Personal Representative, and Milton Philip Armor is duly qualified as Personal Representative and Executor of the estate of Susan Hicks Armor.

Susan Hicks Armor married Manuel S. Valenzuela November 30, 2011, and, at her death, was survived by him. Susan H. Armor's Will of July 8, 2011 named her daughter, Mary Elizabeth Armor, as sole beneficiary of the estate.

Milton Philip Armor, as Personal Representative of the Estate of Susan Hicks Armor, and Manuel S. Valenzuela, and Mary Elizabeth Armor, as evidenced by their signatures hereto, are all in agreement that any interest of Susan Hicks Armor, at her death, or of her estate, in the following described property, is to be administered as part of her probate estate subject to the control of the Personal Representative.

A Tennessee inheritance tax release, a copy of which is attached as Exhibit A, has

been issued to the Estate of Susan Hicks Armor. Further, a Tennessee Bureau of TennCare release, a copy of which is attached as Exhibit B, has been issued to the Estate of Susan Hicks Armor.

FOR AND IN CONSIDERATION of the sum of Fifty Thousand and no/100 Dollars ($50,000.00), the receipt of which is hereby acknowledged, **Milton Philip Armor, as Personal Representative, hereby quitclaims, transfers and conveys to Manuel S. Valenzuela all right, title and interest of Susan H. Armor and of her estate in the following described real estate in Davidson County, Tennessee, and Mary Elizabeth Armor joins in this Quitclaim Deed for the sole purpose of conveying any and all interest in the subject property which she may have:**

> Land in Davidson County, Tennessee, being Lot No. 46, on the Revised Plan of Copperfield, of record in Book 6900, Pages 555-559, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Manuel S. Valenzuela, unmarried and Susan H. Armor, unmarried, as tenants in common with right of survivorship, by deed dated August 28, 2009 and recorded September 3, 2009, of record in Instrument No. 20090903-0083278 Register's Office for Davidson County, Tennessee, and being the same property concerning which Susan H. Armor quitclaimed and conveyed to Manuel S. Valenzuela a life estate in her 50% interest held as a tenant in common, by Quitclaim deed dated August 28, 2009 and recorded September 3, 2009, of record in Instrument No. 20090903-0083279 Register's Office for Davidson County, Tennessee, and being the same property concerning which Manuel S. Valenzuela quitclaimed and conveyed to Susan H. Armor a life estate in his 50% interest held as a tenant in common, by Quitclaim deed dated August 28, 2009 and recorded September 3, 2009, of record in Instrument No. 20090903-0083280 Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 68 Nickleby Down, Brentwood, TN 37027.

Milton Phillip Armor, as Personal Representative of the Estate of Susan Hicks Armor, and Mary Elizabeth Armor, and Manuel S. Valenzuela are of the belief that upon the signing and delivery of this deed, Manuel S. Valenzuela will be the acknowledged and agreed sole owner of 100% of the above described property, in fee. Nonetheless, said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and this transfer is by Quitclaim, and no warranties of title are made or given.

WITNESS our hands on the dates indicated below.

ESTATE OF SUSAN HICKS ARMOR

By: Milton Phillip Armor
Milton Philip Armor
Personal Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and said state, **Milton Philip Armor as Personal Representative and Executor of the Estate of Susan Hicks Armor**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of July, 2013.

Ashley Tinsley
NOTARY PUBLIC

My Commission Expires: My Commission Expires DEC. 6, 2016

ASHLEY W. TINSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Mary E. Armor

Mary Elizabeth Armor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and said state, **Mary Elizabeth Armor**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of July, 2013.

Ashley Tinsley

NOTARY PUBLIC

My Commission Expires: My Commission Expires DEC. 6, 2016

ASHLEY W. TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer is $50,000.00.

Manuel S. Valenzuela – Grantee

Subscribed and sworn to before me this 8th day of July, 2013.

Notary Public

My Commission Expires:

BERNARD M. ROSENBLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Comm. Expires November 3, 2015

This instrument was prepared by Bernard M. Rosenblum, Attorney at Law, The Kinnard Building, Suite 403, 2200 Twenty-First Avenue, South, Nashville, Tennessee 37212-4929.

DEED EXHIBIT A

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: Susan Hicks Armor

COUNTY OF RESIDENCE: Davidson

SOCIAL SECURITY NUMBER: [redacted]

APPLICATION:

ATTACHED: YES ✓ 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)

Land in Davidson County, TN, being Lot No. 46 on the Revised Plan of Copperfield, of Record in Book 6900, Pages 555-559, Register's Office for said County; Map and Parcel Number 172-01-0-A [illegible]; being Improved Property Known as 68 Nickle[illegible] Drive, Brentwood, TN 37027

TENNESSEE DEPARTMENT OF REVENUE INHERITANCE TAX

Milton Philip Armor

Representative of the Estate
(Not valid unless signed)

RETAIN PINK COPY FOR YOUR RECORDS. RETURN WHITE AND YELLOW 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 13 2013

Date approved
Inheritance-Gift Tax Section

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. 6-00)

DEED EXHIBIT B

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

5/4/2012

PHIL ARMOR
EXECUTOR
612 DUNSTON DR.
NASHVILLE, TN 37211

RE: SUSAN H. ARMOR
0637

Dear PHIL ARMOR:

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