This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of February, 2014, by and between The Estate of Eugene Cabknor Sr. Davidson County Probate Docket Number 13P1270 by Helena Nightingale, Co-Executrix and Mary Jo Dowell, Co-Executrix, Erma Jean Toran, Mary Jo Dowell, Helena Nightingale, Jackie Benson, Eugene Cabknor, Jr., and Bobby Cabknor aka Bobbie Cabknor, party of the first part, and Lauren E. Lee and Jeremy C. Lee, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the plan of Enchanted Hills Section I, as of record in Book 3300, Page 96 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 200.0 feet on the southerly margin of Hydesdale Lane and runs back between lines, the easterly line being 200.0 feet and the westerly line being 200.0 feet to a line in the rear measuring 200.00 feet thereon.

Being the same property conveyed to Eugene Cabknor and Lacey Lee Cabknor by installment deed recorded October 29, 1965, at Book 3952, Page 179 in the Register's Office of Davidson County, Tennessee. Lacey Lee Cabknor died 4/20/88 leaving Eugene Cabknor Sr. as the remaining tenant by the entirety. Eugene Cabknor Sr. died testate on May 22, 2013 and property now vests in his heirs by will of record at Davidson County Probate Docket Number 13P1270 in the Davidson County Probate Clerk's Office, Tennessee. See Tenncare waiver attached hereto and made a part thereof.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20140013474 DEEDWARR
Recvd: 02/26/14 14:03 6 pgs
Fees:33.00 Taxes:518.00
20140226-0016516

Helena Nightingale, Co-Executrix

Helena Nightingale

Jackie Benson

Eugene Cabknor, Jr.

Bobby Cabknor aka Bobbie Cabknor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Helena Nightingale, Co-Executrix, Helena Nightingale, Jackie Benson, Eugene Cabknor, Jr., Bobby Cabknor aka Bobbie Cabknor, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of February, 20 14.

Notary Public

My Commission Expires: 9-11-17

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

Mary Jo Dowell, Co-Executrix Co-Executrix Mary Jo Dowell

STATE OF Wisconsin
COUNTY OF Milwaukee

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mary Jo Dowell, Co-Executrix and Mary Jo Dowell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of Feb, 20 14.

Victoria Walker
Notary Public

My Commission Expires: 2/21/2016

VICTORIA WALKER
Notary Public
State of Wisconsin

Erma Jean Toran

Erma Jean Toran

STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Erma Jean Toran, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of February, 2014.

Linda Rene Barnard

Notary Public

My Commission Expires: 1/5/2018

LINDA REN'E BARNARD
Commission # 2054316
Notary Public - California
Santa Barbara County
My Comm. Expires Jan 5, 2018

Property Owner & Address: Lauren E. Lee and Jeremy C. Lee

Tax Parcel No 06902003000

Property Address: 3908 Hydesdale Lane
Nashville, TN 37218

MAIL TAX BILLS TO: ~~Lauren E. Lee~~
CMC Funding Inc.
804 Green Valley Rd. Ste 106
Greensboro NC 27408

Firm File #: 20140108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of Feb., 2014.

Notary Public

My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
DEPARTMENT OF FINANCE AND ADMINISTRATION
DIVISION OF HEALTH CARE FINANCE AND ADMINISTRATION
BUREAU OF TENNCARE
310 Great Circle Road, 4E
NASHVILLE, TENNESSEE 37243
Toll Free: 866-389-8444 FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

02/18/2014

ANDRE JOHNSON
LEGAL COUNSEL
215 2ND AVE NORTH
NASHVILLE, TN 37201

RE: EUGENE CABKNOR, SR.
Last Four of SSN: 7949

Dear ANDRE JOHNSON,

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,

Danny Eng