BILL GARRETT, Davidson County
Trans:T20140018398 DEEDQC
Recvd: 03/19/14 11:17 2 pgs
Fees:12.00 Taxes:0.00
20140319-0022678

Grantee: Peggy J. Hagar
Address: 2180 Tucker Gap Road
Lebanon, TN 37090
Send tax notice to: Peggy J. Hagar
Address: 2180 Tucker Gap Road
Lebanon, TN 37090

Map & Parcel No.: 098-00-0-002-00

EXECUTOR'S QUITCLAIM DEED

H. Houston Hagar died on November 17, 2012, leaving a will dated July 12, 2002. The will was admitted to probate on December 13, 2012, in the Seventh Circuit Court, Davidson County, Tennessee, Docket Number 12P-1912. The will named Peggy J. Hagar and Larry H. Hagar as Co-Executors. The Co-Executors are duly qualified. All debts of the decedent have been paid. The Tennessee Inheritance Tax Waiver has been received and a copy is attached as Exhibit A. The Co-Executors by signing this Deed release any right the Co-Executors have to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the will of H. Houston Hagar, Peggy J. Hagar and Larry H. Hagar, Co-Executors, quitclaim to: Peggy J. Hagar, a life estate in the hereinafter described real estate and improvements that shall continue until her death or remarriage and which shall also continue even though the Grantee should not continue to live there, but rents it out or otherwise, and then equally to Ronald E. Hagar, Sylvia E. Hix, and Larry Houston Hagar, per stirpes, as tenants in common, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Located in the 4th Civil District of Davidson County, Tennessee, and fronting on the New Hope Road 365 ft. and 362 ½ ft. deep, same being bounded as follows, on the East by Robert Owen Eakes, on the West by the New Hope Road, on the North by James Johnson and on the South by Robert Owen Eakes, and containing 3 acres, more or less.
>
> The above-described tract of land is the same land transferred to Henry Houston Hagar and wife, Gloria Ferguson Hagar, by Robert Owen Eakes on July 22, 1946 and recorded in Book No.: 1394, Page No.: 87, No.: 65524.

This is improved property, known as: 4021 Timberview Dr., Hermitage, Davidson County, Tennessee.

This transfer is by Quitclaim and we make no warranties about the title.

This Deed is exempt from taxation pursuant to T.C.A. 67-4-409(a)(3)(D) and not oath of value is required pursuant to T.C.A. 67-4-409(a)(5).

Witness our hands at Nashville, Tennessee this 10 day of December, 2013.

Estate of H. Houston Hagar

By: Peggy J. Hagar
Peggy J. Hagar, Co-Executor

By: _____
Larry H. Hagar, Co-Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Dale F. Choisser, a Notary Public in and for said County and State, Peggy J. Hagar one of the Co-Executors of the Estate of H. Houston Hagar, one of the within named Grantors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the uses and purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of December, 2013.

BY: _____
Notary Public

DALE F. CHOISSER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission expires: April 28, 2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Dale F. Choisser, a Notary Public in and for said County and State, Larry H. Hagar, one of the Co-Executors of the Estate of H. Houston Hagar, one of the within named Grantors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the uses and purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of December, 2013.

BY: _____
Notary Public

My Commission expires: April 28, 2014

This instrument prepared by:
Robin J. Gordon
Attorney at Law
Gordon Law Group, PLC
803 18th Ave. South
Nashville, TN 37203
Tel.: (615) 321-0220
Fax: (615) 321-9099

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
_____, **Affiant**
Subscribed and sworn before me this the
14 **Day of** March, **20** 14.
_____, **Deputy Register**