BILL GARRETT, Davidson County
Trans:T20150016210 DEEDQC
Recvd: 03/06/15 09:20 8 pgs
Fees:42.00 Taxes:0.00
20150306-0019216

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, ATTORNEY AT LAW
1304 Red Oak Drive
Brentwood, TN 37027
Ph: (615) 301-4800
Supreme Court Registration No. 4647

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP-PARCEL NOS.**
ROY MIKE EDWARDS 711 Canebrake Drive Nashville, TN 37209	Same	Map 103-10 Parcel 46

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICH~~EVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23rd DAY OF February, 2015.

MY COMMISSION EXPIRES: November 5, 2018

NOTARY PUBLIC

KESHA FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 5, 2018

QUITCLAIM DEED

I. RECITALS

1. NELL M. EDWARDS, also known as NELL MARGARET EDWARDS, died testate on March 22nd, 2013 a resident of Nashville, Davidson County, Tennessee. Her husband, ROY W. EDWARDS, predeceased NELL M. EDWARDS on January 10th, 2011. Prior to their death, ROY W. EDWARDS and NELL M. EDWARDS executed a Living Trust Agreement designated THE ROY W. EDWARDS AND/OR NELL M. EDWARDS REVOCABLE LIVING TRUST AGREEMENT on August 25th, 2004 in Nashville Davidson County, Tennessee;

2. ROY W. EDWARDS and NELL M. EDWARDS subsequently executed a Quitclaim Deed conveying certain real property generally known as 711 Canebrake Drive, Nashville, Davidson County, Tennessee, 37209, hereinafter more particularly described on October 25th, 2004 to THE ROY W. EDWARDS AND/OR NELL M. EDWARDS REVOCABLE LIVING TRUST as of record under Instrument Number 2004-1026-0128768, Registers Office for Davidson County, Tennessee;

3. The establishment of the said Revocable Living Trust was for the benefit of the Trustors, ROY W. EDWARDS and NELL M. EDWARDS (as husband and wife) during their lives and were designated Trustees until their deaths, resignation or incompetence;

4. Upon the death of both original Trustees, ROY W. EDWARDS and NELL M. EDWARDS, ROY MIKE EDWARDS, the original Trustees' son, was designated as First Successor Trustee;

5. The terms of the Trust provided that upon the death of ROY W. EDWARDS and NELL M. EDWARDS, the Trust continued or was to be distributed in whole or in part by the Successor Trustee for the benefit of ROY MIKE EDWARDS. A notarized summary of the Trust is attached as Ex. "A" to this conveyance;

6. The Undersigned, ROY MIKE EDWARDS was appointed as Executor under Item IV of the Last Will and Testament of NELL MARGARET EDWARDS dated August 28th, 2004, which was admitted to probate in Will Book/Docket Number 13P-105, on July 18th, 2013 Office of the Probate Court for Davidson County, Tennessee.

7. All debts and claims of the Decedents have been paid. A Tennessee Inheritance Tax Return was filed, no taxes were due and the estate of Nell Margaret Edwards received a non-taxable certificate. In addition, a TennCare release was received from the Tennessee Bureau of TennCare releasing the estate from any claim or liability. A copy of the non-taxable certificate from the State of Tennessee is attached as Ex. "B" and a copy of the release from the Bureau of TennCare is attached as Ex. "C".

II. CONVEYANCE

Pursuant to the Decedent's Will as above described and as Executor under IV of said Last Will, and as First Successor Trustee of the ROY W. EDWARDS AND/OR NELL M. EDWARDS REVOCABLE LIVING TRUST AGREEMENT, I, ROY MIKE EDWARDS, as Executor of the Last Will and Testament of NELL M, EDWARDS, being one and the same as NELL MARGARET EDWARDS, Deceased and as First Successor Trustee of the said Living Trust, without monetary consideration and for love and affection hereby bargain, transfer, quitclaim and convey any and all right, title, or interest that I may now, or forever have in and to the following described property to ROY MIKE EDWARDS, a married person, said real property being more particularly described as follows:

Land in Davidson County, Tennessee being more fully described as follows:

Lot No. 61 on the Plan of Brookside Courts Addition No. 4, Section 4, of record in Book 2083, Page 59, in the Register's Office of Davidson County, Tennessee, as follows:
Said Lot No. 61 fronts 65 feet on the southerly side of Canebrake Drive and runs back 155.1 feet on the westerly line and 205.1 feet on the easterly line to a dead line measuring 122.6 feet.

Being the same property conveyed to THE ROY W. EDWARDS AND/OR NELL M. EDWARDS REVOCABLE LIVING TRUST by deed from Roy W. Edwards and Wife, Nell Edwards (being one and the same as Nell M. Edwards) by deed as of record under Instrument Number 2004-1026-0 1028768, Register's Office for Davidson County, Tennessee.

This is (X) Improved ( ) Unimproved
property known as: 711 Canebrake Drive, Nashville, TN 37209

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES. The above description is taken from prior deed of record, a copy of which was provided by Grantor.

IN WITNESS WHEREOF, We as GRANTORS, have hereunto set our hands this 23 day of February, 2015.

ROY MIKE EDWARDS EXECUTOR
ESTATE OF NELL M. EDWARDS,
Deceased
(one and the same as Nell Margaret Edwards)

ROY MIKE EDWARDS, First Successor
Trustee of THE ROY W. EDWARDS AND/
OR NELL M. EDWARDS REVOCABLE
LIVING TRUST

OATH

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY appeared before me, a Notary Public in and for said County and State, ROY MIKE EDWARDS with whom I am personally acquainted, or who provided reasonable and satisfactory identification as to his identity, and who acknowledged that he executed the within instrument (QUITCLAIM DEED) for the purposes therein contained and in his official capacity as Executor of the Estate of Nell Margaret Edwards, being one and the same as Nell M. Edwards, Deceased, and as First Successor Trustee of the Roy W. Edwards and/or Nell M. Edwards Revocable Living Trust.

WITNESS my hand, at office, this 23rd day of February, 2015.

NOTARY PUBLIC
My commission expires: November 5, 2018

KESHA FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 5, 2018

Prepared by:
Legal Department of
MID-SOUTH ESTATE PLANNING, LLC
3220 N. Turnbull Drive
Metairie, Louisiana 70002
(504) 454-0667 (800) 883-3231

NOTARIZED SUMMARY OF TRUST
THE ROY W. EDWARDS AND/OR NELL M. EDWARDS REVOCABLE LIVING TRUST AGREEMENT

The undersigned hereby certify that they created a Revocable Living Trust. This Trust is known as: THE **ROY W. EDWARDS AND/OR NELL M. EDWARDS REVOCABLE LIVING TRUST**, dated the 28 day of August, 2001. The recording of this trust automatically revokes any trust documents filed prior to it. ROY W. EDWARDS and/or NELL M. EDWARDS, Trustors and Trustees, reside at 711 Canebrake Drive, the City of Nashville, State of Tennessee, the County of Davidson, 37209.

IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

Description of Trust

The parties hereto desire to confirm the establishment of a Revocable Trust on this date, for the benefit of the Trustors (as husband and wife) and containing herein the following provisions:

1. The Trustors are designated as the Trustees to serve until both of their deaths, resignations or incompetence.

2. Upon the end of the terms of the original Trustees, **ROY MIKE EDWARDS** is designated as First Successor Trustee.

3. Upon the death of either Trustor, the surviving spouse retains the unlimited right to the Trust. She or he also retains a general power of appointment which can be exercised by will or by lifetime transfer over the Trust property. Any Trustee/Trustor has the power to rent or lease a safe deposit box from any bank or other financial institution and has the power to access any safe deposit box where any property owned by Trustor may be located.

4. Any Trustee/Trustor has the power and authority to manage and control, buy, sell, and transfer the trust property, in such manner as the Trustee may deem advisable, and shall have, enjoy and exercise all powers and rights over and concerning said property and the proceeds thereof as fully and amply as though said Trustee were the absolute and qualified owner of same, including the power to grant, bargain, sell and convey, encumber and hypothecate, real and personal property; and the power to invest in corporate obligations of every kind, stocks, preferred or common, and to buy stocks, bonds and similar investments on margin or other

EX. "A"

leveraged accounts, except to the extent that such management would cause includability of an irrevocable trust in the Estate of a Trustee.

5. Following the death of both husband and wife, the Trust continues or is distributed in whole or in part for the benefit of the following income and principal Beneficiaries according to the terms of the Trust: **ROY MIKE EDWARDS**.

6. While both Trustors are living and competent, except when there shall be a Corporate Trustee, either Trustee may add money to or withdraw money from any bank or savings and loan or checking account owned by the Trust without the approval of the other Trustee or other Trustor, provided, however, that the ownership of funds received and deposited, whether community property or non-community property shall remain the same and the Trustor removing or adding funds shall gain no additional ownership interest therein than was present prior to the withdrawal from or addition to the Trust Account.

7. All property transferred into the Trust which had an original source as community property shall remain community property unless other provisions shall have been made therefor.

8. All separate property transferred into the Trust remains separate property unless other provisions have been made therefore.

9. Unless otherwise indicated to a prospective transferee, the Trustee has full power to transfer assets held in the name of the Trust and subsequent transferees are entitled to rely upon such transfers provided the chain of title is not otherwise deficient.

10. The Trust Agreement also states that any bank, corporation, brokerage firm or other entity or any individual may conclusively presume that the Trustee has full power and authority and such person or institution shall be held harmless and shall incur no liability by reason of so presuming.

IN WITNESS WHEREOF, the parties have hereto executed this Summary of Trust this date.

WITNESSES:

TRUSTORS/TRUSTEES:

Roy W. Edwards
ROY W. EDWARDS

Nell M Edwards
NELL M. EDWARDS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28 day of August, 2014, before me, a Notary Public, personally appeared **ROY W. EDWARDS AND NELL M. EDWARDS**, personally known to me to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it for the purposes herein expressed.

Notary Public, State of Tennessee
My Commission expires: 11-27-07

Prepared by:
MID-SOUTH ESTATE PLANNING, LLC
3220 N. Turnbull Drive
Metairie, Louisiana 70002
(504) 454-0667 (800) 883-3231

WILLIAM G. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

TENNESSEE DEPARTMENT OF REVENUE

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

January 3, 2014

ESTATE OF NELL M EDWARDS
ATTN: PHILIP W DUER
530 CHURCH ST STE 400
NASHVILLE TN 37219-2331

Account Type:	INHERIT TX
Account No.:	441877801
Date of Death:	July 18, 2013
County:	DAVIDSON
SSN:	XXX-XX-9734

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:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF NELL M EDWARDS
ATTN: PHILIP W DUER
530 CHURCH ST STE 400
NASHVILLE, TN 37219-2331

January 3, 2014

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Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

EX. "B"

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

FILED
2014 AUG -6 AM 8:54
RICHARD R. ROKEN, CLERK
D.C.

Bill Haslam
Governor

Mark A. Emkes
Commissioner

7/19/2013

PHILIP W. DUER 4647
LEGAL COUNSEL
530 CHURCH ST STE 400
NASHVILLE, TN 37219

RE: NELL M. EDWARDS
Last Four Of SSN 9734

Dear PHILIP W. DUER 4647:

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

EX. "C"