BILL GARRETT, Davidson County
Trans:T20150040008 DEEDQC
Recvd: 05/22/15 10:53 6 pgs
Fees:32.00 Taxes:0.00
20150522-0047424

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
Duzane, Kooperman & Mondelli
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED FROM THE EXECUTOR OF THE ESTATE OF BESSIE K. HOLMES

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Charles B. Holmes 7724 Saddle Ridge Court Nashville, TN 37221	Same	142-01-A-086

BESSIE K. HOLMES died on April 20th, 2014 leaving a Will dated July 3rd, 2008. The Will was admitted to probate on September 18th, 2014 in the Probate Court for Davidson County, Tennessee, Docket No. 14P-1442. The Will named Charles B. Holmes to serve as the Executor. Charles B. Holmes has been appointed as Executor. The Executor is duly qualified. All debts of the Decedent have been paid. The inheritance tax clearance has been received, being Account No. 441975400, a copy of which is attached as Exhibit A, and the TennCare Release has been received, a copy of which is attached as Exhibit B. The Executor, by signing this Quit Claim Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the Will of Bessie K. Holmes, Charles B. Holmes quit claims to Charles B. Holmes all right, title and interest in the following described real estate in Davidson County, Tennessee:

> A Condominium Apartment in Davidson County, Tennessee, being Lot No. M-6, together with Carport designated as M-6-C of Section 1, River Plantation, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, Page 59, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.
>
> BEING the same property conveyed to Bessie K. Holmes by Warranty Deed from Stephen L. Matthews and spouse, Barbara R. Matthews, of record in Instrument No. 20010614-0063222, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years. The Plan, with Owner's Certificate, of record in Plat Book 4460, Page 59, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4562, Page 474, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

THIS is improved property known as 8207 Sawyer Brown Road, #M-6, Nashville, TN 37221.

WITNESS my hand this 22 day of May, 2015.

Charles B Holmes, Executor

CHARLES B. HOLMES
Executor of the Estate of Bessie K. Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Executor, **CHARLES B. HOLMES**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he is the Executor of the Estate of Bessie K. Holmes, and that as such Executor, he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 2015.

Martin A. Koopersman

NOTARY PUBLIC
My Commission Expires: 3/10/19

MARTIN A. KOOPERSMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Charles B Holmes

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of May, 2015.

Martin A. Koopersman

NOTARY PUBLIC
My Commission Expires: 3/10/19

MARTIN A. KOOPERSMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

N0019001

8481316140926

TENNESSEE DEPARTMENT OF REVENUE

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

September 29, 2014

HOLMES BESSIE K
ATTN: MARTIN A KOOPERMAN
603 WOODLAND ST
NASHVILLE TN 37206-4211

Account Type:	INHERIT TX
Account No.:	441975400
Date of Death:	April 20, 2014
County:	DAVIDSON
SSN:	XXX-XX-5617

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

HOLMES BESSIE K
ATTN: MARTIN A KOOPERMAN
603 WOODLAND ST
NASHVILLE, TN 37206-4211

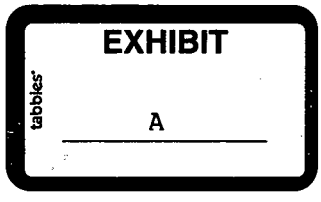
September 29, 2014	
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Interest:	$0.00
Penalty:	$0.00
Total:	$0.00



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

10/1/2014

MARTIN A. KOOPERMAN
LEGAL COUNSEL
603 WOODLAND ST
NASHVILLE, TN 37206

RE: BESSIE K. HOLMES
Last Four Of SSN 5617

Dear MARTIN A. KOOPERMAN:

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.

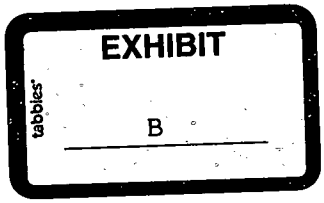
___ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

___ 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



PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

Davidson County DEEDWARR
Recvd: 06/14/01 16:54 2pgs
Fees:11.00 Taxes:480.63
[redacted]
20010614-0063222

W & I Ref: (sk) Title No: 42628
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bessie K. Holmes 8207 Sawyer Brown Road #M-6 Nashville, TN 37221	Union Planters Mortgage 3100 West End Avenue #530 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 142-01-A-086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 129,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen L. Matthews and spouse, Barbara R. Matthews,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bessie K. Holmes,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. M-6, together with Carport designated as M-6-C of Section 1, River Plantation a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, page 59, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in teh general and limited common elements of the Condominium.

BEING the same property conveyed to Stephen L. Matthews and spouse, Barbara R. Matthews by deed from Jane T. Fuqua, unmarried of record in Book 9931, page 329, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2001, and subsequent years: The Plan, with Owner's Certificate, of record in Plat Book 4460, Page 59, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4562, page 474, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 8207 Sawyer Brown Road #M-6, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that [illegible]

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.