BILL GARRETT, Davidson County
Trans:T20150040008 DEEDQC
Recvd: 05/22/15 10:53 6 pgs
Fees:32.00 Taxes:0.00
20150522-0047425

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	MAP 142-1-A PARCEL 13

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 certain Condominium Apartment in Davidson County, Tennessee, being Unit C-1, together with Carport designated as C-1-C in River Plantation, Section 1, a condominium, a horizontal property regime located on Highway 70 South, Nashville, Davidson County, Tennessee as shown on the Plat of River Plantation, Section 1, Condominium Apartments, of record in Book 4460, Page 59, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 4562, Page 474, in said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property apartments, co-owners, and tenants of River Plantation, Section 1, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto recorded in Book 4562, Page

474, of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as through copied herein.

BEING the same property conveyed to Bessie K. Holmes by Warranty Deed from Eulah J. Cannon, unmarried, of record in Deed Book 9007, Page 775, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 8207 Sawyer Brown Road, #C-1, 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. Koppenaal
NOTARY PUBLIC
My Commission Expires: 3/10/19

STATE OF TENNESSEE NOTARY PUBLIC 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. Koppenaal
NOTARY PUBLIC
My Commission Expires: 3/10/19

STATE TENNESSEE NOTARY PUBLIC 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

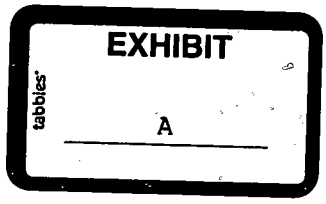
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Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00



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

EXHIBIT
tabbies
B

BOOK 9007 PAGE 775

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00270456
BOX 35

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Bessie K. Holmes	Sears Mortgage	MAP 142-1-A
8207 Sawyer Brown Rd., C-1	P.O. Box 8111	PARCEL 13
Nashville, TN 37221	Vernon Hills, IL 60061	

FOR AND IN CONSIDERATION of the sum of TEN AND NO 100---------- $10.00---------- Dollars,

Cash in hand paid by Bessie K. Holmes, unmarried and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

1271 07/07 0101 03CHECK 304.63

Eulah J. Cannon, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Bessie K. Holmes, unmarried

the Grantors herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.

A certain condominium apartment in Davidson County, Tennessee, being Unit No. C-1, together with the Carport designated No. C-1-C, in River Plantation, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One, Condominium Apartments, of record in Book 4460, page 59, Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, in said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations inposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Morris M. Cannon and wife, Eulah J. Cannon, by deed from Eugene R. McHam and wife, Elaine W. McHam, of record in Book 4895, page 386, Register's Office for Davidson County, Tennessee, the said Morris M. Cannon having

SEE EXHIBIT "A" ON REVERSE SIDE FOR CONTINUATION OF LEGAL DESCRIPTION.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 79,900.00

Subscribed and sworn to before me this the 6th day of July, 19 93

My commission expires 1-17-1994

(Affix Seal)

Affiant

Notary Public

unimproved (
This is improved (X) property, known as 8207 Sawyer Brown Road C-1, Nashville, TN 37221
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantors their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantors, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders

Witness our hands this 6th day of July, 19 93, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Eulah J Cannon
Eulah J Cannon

[redacted]