ADDRESS NEW OWNER:
Robert F. Chaffin
8581 Sawyer Brown Rd.
Nashville TN 37221

BILL GARRETT, Davidson County
Trans:T20150064860 DEEDWARR
Recvd: 08/05/15 12:32 3 pgs
Fees:18.00 Taxes:747.40
20150805-0077874

SEND TAX BILL TO:

New Owner

MAP & PARCEL NOS.:
142130C01400CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles R. Tygard, Jr. and Walter Scott Tygard** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Robert F. Chaffin, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 8581 together with carport designated No. 8581-C on the Plan of River Plantation, Section X, Phase IIA, of record in Plat Book 7900, Pages 956 and 957, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section Two, Phase One, a horizontal property regime established by Master Deed of record in Book 9394, Page 598, annexed in Book 9669, Page 111, said Register's Office.

Being the same property conveyed to Martha M. Tygard, unmarried, from Margaret R. Berry, unmarried, by Warranty Deed recorded on February 19, 2002, in Instrument No. 20020219-0020871, Register's Office for Davidson County, Tennessee. The said Martha M. Tygard died testate on February 5, 2015. By virtue of the Last Will and Testament of Martha M. Tygard, the subject property was devised to Charles R. Tygard, Jr., and Walter Scott Tygard. See Docket No. 15P-734, Probate Court Clerk's Office for Davidson County, Tennessee.

This is property with a common address of **8581 Sawyer Brown Rd., Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1)Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Plat Book 7900, Pages 956 and 957, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 7389, Page 924, said Register's Office.(4) Master Deed and By-Laws in Book 9394, Page 598; Book 9669, Page 111 (Annexation of Section 10, Phase 1); and Book 9394, Page 638, (Rules and Regulations, Section 10) said Register's Office.(5) By-Laws in Book 9394, Page 613, and Instrument No. 20081203-0117316, said Register's Office.(6) Charter for Homeowners Association in Book 7402, Page 591, said Register's Office.(7) Easement and Right of Way to TVA for transmission lines (by Declaration of Taking) of record in Book 2277, Page 619, said Register's Office.(8) Final Judgment regarding power lines of record in Book 3028, Page 605, said Register's Office.

Judy B. Tygard, Executrix of the Estate of Martha M. Tygard, joins in this conveyance to warrant that there are

no matters affecting said Estate would encumber or prohibit the conveyance made herein.

The Grantors warrant that the subject property is not either Grantor's marital residence and is not subject to any marital rights therein.

See TennCare Release attached hereto and made a part hereof as Exhibit A.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of July, 2015.

Charles R. Tygard, Jr.

Judy B. Tygard, Executrix of the Estate of Martha M. Tygard

Walter Scott Tygard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles R. Tygard, Jr. and Walter Scott Tygard, and Judy B. Tygard, Executrix of the Estate of Martha M. Tygard,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **30th** day of **July 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1507-150

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $202,000.00.

Affiant

Subscribed and sworn before me this 30th day of July, 2015.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Exhibit A

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

7/20/2015

JUDY YYGARD
EXECUTOR
2606-C EUGENIA AVE
NASHVILLE, TN 37211

RE: MARTHA TYGARD
Last Four Of SSN 9286

Dear JUDY YYGARD:

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