ADDRESS NEW OWNER:
Veritas Properties General Part'ship

293 Vivelle Ave.
Nashville TN 37210

BILL GARRETT, Davidson County
Trans:T20160009001 DEEDWARR
Recvd: 02/02/16 12:24 4 pgs
Fees:23.00 Taxes:305.25
20160202-0010134

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
148-13-82.00

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, **Ernest Ray Elkins and James Elvin Elkins** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Veritas Properties General Partnership, a Tennesee general partnership** (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 described as follows, to-wit:

Being Lot No. 282 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Page 145 and 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 282 fronts 62 feet on the south side of Melpar Drive and runs back between lines 164.9 feet on the west line, and 163.5 feet on the east line to a dead line in the rear on which it measures 78.5 feet.

Being the same property conveyed to Nathan L. Elkins and wife, Classie A. Elkins, from Melpar Homes, Inc., by Deed recorded on August 20, 1957, in Book 2694, Page 117, Register's Office for Davidson County, Tennessee. The said Classie A. Elkins died on September 25, 2015, leaving Nathan L. Elkins as the sole surviving tenant by the entirety. The said Nathan L. Elkins died on October 14, 2015, leaving the following heirs at law: Ernest Ray Elkins and James Elvin Elkins. See Affidavit of Heirship recorded in Instrument No. 20160202-0010132, said Register's Office.

Grantors warrant that the subject property is not either of their marital residences and is not subject to any marital interest therein.

This is property with a common address of **339 Melpar Drive, Nashville, TN 37211.**

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 Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2598, Page 491, said Register's Office.

The subject property is conveyed "AS IS."

See Tenncare Release attached hereto and made a part hereof as Exhibit A.
See Tennessee Department of Revenue Release attached hereto and made a part hereof as Exhibit B.

[signature] [signature] by [signature]

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 1st day of February, 2016.

Ernest Ray Elkins

Ernest Ray Elkins

James Elvin Elkins by Ernest Ray Elkins, attorney in fact

James Elvin Elkins

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 **Ernest Ray Elkins and James Elvin Elkins** , 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 **1st** day of **February 2016.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February 2016, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ernest Ray Elkins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of James Elvin Elkins, and is authorized by her/him to execute this instrument on his behalf by virtue of a "Specific Durable Power of Attorney To Sell Real Property" recorded in or Instrument No. 20160202-0010133 in said Register's Office.

Witness my hand and official seal at office, this 1st day of February 2016.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

File No. 1512-277

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $82,500.00.

Affiant

Subscribed and sworn before me this 1st day of February, 2016.

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

12/9/2015

CINDY SMITH
REPRESENTATIVE
2606 EUGENIA AVE, STE B
NASHVILLE, TN 37211

RE: NATHAN ELKINS
Last Four Of SSN 1499

Dear CINDY SMITH:

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

TENNESSEE DEPARTMENT OF REVENUE

Exhibit B

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

December 26, 2015

ELKINS NATHAN
ATTN: CINDY S SMITH
2606 EUGENIA AVE STE B
NASHVILLE TN 37211-2119

Account Type:	INHERIT TX
Account No.:	442116416
Date of Death:	October 14, 2015
County:	DAVIDSON
SSN:	XXX-XX-1499

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

ELKINS NATHAN
ATTN: CINDY S SMITH
2606 EUGENIA AVE STE B
NASHVILLE, TN 37211-2119

December 26, 2015

Account Type:	INHERIT TX
Account No.:	442116416
Date of Death:	October 14, 2015
County:	DAVIDSON
SSN:	XXX-XX-1499

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