THIS INSTRUMENT PREPARED BY:
BELLAR & WINKLER
ATTORNEYS AT LAW
212 MAIN STREET NORTH
P.O. BOX 332
CARTHAGE, TENNESSEE 37030
PHONE: 615-735-1684

BILL GARRETT, Davidson County
Trans:T20160047511 DEEDWARR
Recvd: 06/06/16 12:32 4 pgs
Fees:22.00 Taxes:0.00
20160606-0056817

From information supplied by the parties;
No title work requested.

EXECUTOR'S DEED

MARY DUNN died on October 13, 2015, leaving a Will dated June 18, 2014. The Will was admitted to probate on October 20, 2015 in the Chancery Court, Wilson County, Tennessee, Docket No. 2015-CV-331. **KENNETH DUNN** was appointed Executor and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. The Executor by signing this 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 provisions of the Will of **MARY DUNN, KENNETH DUNN, Executor of the Estate of MARY DUNN,** sells, transfers and conveys to **KENNETH DUNN, for and during his natural lifetime and at his death to GARY NEAL HATHCOCK, his heirs and assigns**, the following described real estate in Davidson County, Tennessee, to-wit:

PARCEL #1:

MAP & PARCEL: 095040107.00

LYING AND BEING in Davidson County, Tennessee and being bounded and described as follows, to-wit:

BEING Lot No. 92 on the Plan of Eva Mor Heights, as of record in Book 1424, Page 149, Register's Office, Davidson County, Tennessee.

ACCORDING to a survey made by Hickerson-Hickerson, Engineers, dated March 18, 1964, said Lot fronts 80.19 feet on the west side of Ridgeway Drive and runs back, 200.02 feet on the south line and 200 feet on the north line, to a dead line in the rear on which it measures 80.82 feet.

AND BEING the same property conveyed to Mary Massey Dunn by Warranty Deed from Bernice Angles, dated August 21, 1968, of record in Book 4263, Page 241, Register's Office, Davidson County, Tennessee. Mary Massey Dunn a/k/a Mary Dunn died testate in Wilson County, Tennessee on October 13, 2015 and devised said property to Kenneth Dunn, for and during his natural lifetime and at his death to Gary Neal Hathcock, by Will of record in Will Book 32, Page 333, Clerk & Master's Office, Wilson County, Tennessee.

PARCEL #2:

MAP & PARCEL: 095040105.00

LYING AND BEING in Davidson County, Tennessee and being bounded and described as follows, to-wit:

BEING Lot No. 94 on the Plan of Eva Mor Heights, as of record in Book 1424, Page 149, Register's Office, Davidson County, Tennessee.

SAID Lot No. 94 fronts 75 feet on the westerly side of Ridgeway Drive and runs back between parallel lines 200 feet to a dead line.

AND BEING the same property conveyed to A. W. Dunn and wife, Mary L. Dunn, by Special Warranty Deed from J. P. Gleason, Jr., as Administrator of Veterans Affairs of the United States of America, dated October 24, 1961, of record in Book 3312, Page 275, Register's Office, Davidson County, Tennessee. A. W. Dunn predeceased Mary L. Dunn, who became vested in fee simple title to said property as the surviving tenant by the entirety. Mary L. Dunn a/k/a Mary Dunn died testate in Wilson County, Tennessee on October 13, 2015 and devised said property to Kenneth Dunn, for and during his natural lifetime and at his death to Gary Neal Hathcock, by Will of record in Will Book 32, Page 333, Clerk & Master's Office, Wilson County, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the said **KENNETH DUNN, for and during his natural lifetime and at his death to GARY NEAL HATHCOCK, his heirs and assigns,** forever.

I, as Executor only, do covenant with the said Grantees that I, as Executor only, am lawfully seized and possessed of said land in fee simple, that I have a good and lawful right to convey the same, and that the same is unencumbered, except for such limitations, restrictions, easements, and encumbrances that may affect the premises.

And I, as Executor only, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said **KENNETH DUNN, for and during his natural lifetime and at his death to GARY NEAL HATHCOCK, his heirs and assigns,** against the lawful claims of all persons whomsoever.

WITNESS my signature, this the 11th day of May, 2016.

KENNETH DUNN,
Executor of the Estate of
MARY DUNN

STATE OF TENNESSEE]
COUNTY OF SMITH]

Personally appeared before me, Debbie A. Green, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **KENNETH DUNN, Executor of the Estate of Mary Dunn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Executor of the Estate of Mary Dunn**, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name as **Executor of the Estate of Mary Dunn**.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 11th day of May, 2016.

Debbie A Green
Notary Public
My Commission Expires: 9-11-18

DEBBIE A. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Send 2016 property tax notice to:

KENNETH DUNN et al
1520 Double hog Cabin Road
Lebanon, TN 37087-7471

STATE OF TENNESSEE
COUNTY OF SMITH

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

Judy D Bell
Affiant

Sworn and subscribed to before me this the 11th day of May, 2016.

Debbie A Green
Notary Public
My Commission Expires: 9-11-18

DEBBIE A. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

EXHIBIT A

FILED 11:00 a.m. REC
WILSON CO. PROBATE
NOV 25 2015
BARBARA WEBB, PROBATE CLERK
BY: _____ DEPUTY

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

11/19/2015

JACKY BELLAR
LEGAL COUNSEL
PO BOX 332
CARTHAGE, TN 37030

RE: MARY DUNN
Last Four Of SSN 0059

Dear JACKY BELLAR:

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