BILL GARRETT, Davidson County
Trans:T20160104364 DEEDQC
Recvd: 11/28/16 13:47 4 pgs
Fees:22.00 Taxes:0.00
20161128-0124527

This instrument prepared by:
Julie Cornell
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Valerie Hansen 438 Capri Drive Nashville, TN 37209	Same as new owner	142 16 0B 005.00

TRUSTEE'S QUITCLAIM DEED

Whereas, the Fennessey Trust was established under an agreement dated June 29, 2006; and, whereas, William F. Fennessey and Virginia B. Fennessey were appointed to serve as Trustees of the Fennessey Trust; and,

Whereas, William F. Fennessey died on January 20, 2015 and Virginia B. Fennessey, serving alone as Trustee of the Fennessey Trust, died on September 19, 2016; and whereas, Helen Brown and Valerie Hansen were appointed to serve as successor Trustees; and whereas, the terms and conditions of the Fennessey Trust require that certain assets of the Trust, including the real property conveyed herein, must be distributed to Valerie Hansen as a residuary beneficiary of the Fennessey Trust; and, whereas, the Bureau of TennCare estate recovery release and Tennessee inheritance tax consent to transfer are attached as Exhibit A and Exhibit B respectively; therefore:

Helen Brown and Valerie Hansen, as Trustees of the Fennessey Trust, hereinafter called Grantors, in accordance with the provisions of the Fennessey Trust Agreement, do hereby grant, quitclaim, transfer and convey with fiduciary covenants unto **Valerie Hansen,** hereinafter called Grantee, her heirs and assigns, all of Grantors' rights, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 5, on the Plan of Arlington Green, Phase I, as of record in Book 6900, page 399, and as amended in Book 7517, page 281, both in the Register's Office for Davidson County, Tennessee, and to which Plans reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to William F. Fennessey and Virginia B. Fennessey, Trustees of the Fennessey Trust, by deed from William F. Fennessey and Virginia B. Hansen, of record in Instrument Number 20060703-0079296, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 217 Andover Way, Nashville, Tennessee.

By executing and delivering this deed, Grantor releases any right Grantor has to recover the property conveyed if the Trust hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever 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 my hand this 3rd day of November, 2016.

Valerie Hansen, as Trustee of the Fennessey Trust, Grantor

Helen Brown, as Trustee of the Fennessey Trust, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Valerie Hansen and Helen Brown, with whom I am personally acquainted and who upon oath acknowledged that they are the Trustees of the Fennessey Trust and that they executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 3rd day of November, 2016.

Notary Public

JULIE D. CORNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

My commission expires: 7/3/17

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to implement a distribution from a trust to a beneficiary.

Valerie Hansen, Trustee of the Fennessey Trust, Grantee

Helen Brown, Trustee of the Fennessey Trust, Grantee

Subscribed and sworn to before me this 3rd day of November, 2016.

Notary Public

JULIE D. CORNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

My Commission Expires: 7/3/17

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

Larry B. Martin
Commissioner

11/7/2016

JULIE CORNELL
LEGAL COUNSEL
109 WESTPARK DR, STE 300
BRENTWOOD, TN 37027

RE: VIRGINIA FENNESSEY
Last Four Of SSN 2644

Dear JULIE CORNELL:

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
A

TENNESSEE DEPARTMENT OF REVENUE

INHERITANCE TAX CONSENT TO TRANSFER
FOR REAL PROPERTY

NOTICE: THIS ELECTRONIC DOCUMENT IS AN OFFICIAL STATE RECORD. PLEASE PRINT AND RETAIN A COPY FOR YOUR RECORDS.

NAME OF DECEDENT: William Fennessey

COUNTY OF RESIDENCE: DAVIDSON

SOCIAL SECURITY NUMBER: xxx-xx-5242

APPLICATION DATE: 11/17/2016

The Department of Revenue hereby waives the issuance of notice required by Section 67-8-417, Tennessee Code Annotated and consents to the transfer of the property described below now in your custody, or standing on your records in the name of the captioned decedent.

Description of Real Property:

County: DAVIDSON

Address: 217 Andover Way

City: Nashville

State: TN

Zip: 37221

Map: 142160B005.00

Parcel:

FMV: $334,700.00

RV-F1401501 (Rev. 11-13)

EXHIBIT
B