THIS INSTRUMENT PREPARED BY:
HAYNES. FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20170001896 DEEDQC
Recvd: 01/09/17 10:38 4 pgs
Fees:22.00 Taxes:0.00
20170109-0002172

EXECUTOR'S DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Tammy James 2911 Morgan Road Joelton, TN 37080	**NEW OWNER**	**34-6-17**

William E. Satterfield died on March 2, 2016, leaving a Will dated April 5, 2007. The Will was admitted to probate on August 11, 2016 in the Seventh Circuit Court, Davidson County, Tennessee, Docket No.: 16P1232. Tammy James was appointed Executrix and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. The Executrix by signing this Deed releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of William E. Satterfied, Tammy James as Executrix sells, transfer and conveys to Tammy James, married, the following described real estate in Davidson County, Tennessee:

Civil District of said County and described according to a copy of a survey made July 23, 1963, by Richard B. Omonhundro, Engineer, as follows:

Beginning at a point in the centerline of Old Morgan Road, opposite an iron pin set in the south margin thereof, said point being 506.75 feet east from the northeast corner of the Willey Lands and being the new northeast corner of the Harris Lands, said point also being south of the approximate center line of New Morgan Road: thence with what will be Harris' New line, south 2-1/2° west 860 feet to an iron pin; north 87-1/2° east 506.75 feet to an iron pin in the west line of the Anderson Lands; thence along Anderson's line. north 2-1/2° east 1,278 feet to an iron pin 17 feet more or less northwest fran a 30 inch dead oak tree in the center line of Old Morgan Road~ thence with the centerline of old Morgan Road, north 87-1/2° west 506.75 feet to the point of beginning, containing 10 acres more or less.

Being the same property conveyed to William E. Satterfield and wife Barbara A. Satterfield by Warranty Deed from Herlie Coker, Sr. and wife, Nellie Ransom Coker
of record in Book 4534, Page 337, Register's Office for Davidson County, TN

This property is known as 2915 Morgan Road, Joelton, TN 37080

EXCLUSION: Included in the above described property but specifically excluded from this conveyance is the following described tract or parcel of property, to-wit:

Located in the 14th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point in the centerline of Morgan Road, said point being S-87°-30'-E 170' from William E. Satterfield's most north west comer of which this property is a part, and runs thence S-87°-30'-E 50' with Morgan Road 336.75' in all to an iron pin in the west boundary line of Anderson Lands, thence with the said line S-2°-30'-W 648' to an iron pin, thence leaving Anderson line with Satterfield N-87°-30'-W 336.75' to an iron pin, thence with same N-2°-30'- E 648' to the point of beginning. Containing 5.0 acres more or less according to a survey of Joe B. Turnbow, Surveyor, Tennessee License No. 67, Hohenwald, Tennessee 38462, dated November 11,1991.

Being the same property conveyed to Mark A. James and Tammy J. James, husband and wife, by Quitclaim Deed from William E. Satterfield and wife, Barbara A. Satterfield, husband and wife, of record in Instrument Number 20050415-0042182, Register's Office for Davidson County, Tennessee.

SUBJECT to all easements. rights-of-way, protective covenants and mineral reservations of record, if any.

Barbara A. Satterfield is now deceased.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $0.00.

Subscribed and sworn to before me,
this 19 of DECEMBER, 2016.

Affiant

My Commission Expires: 6/15/19

Notary Public

GREGG S. TREADWAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF CHEATHAM

Witness my hand this 19 day of December, 2016, the bargaining party, having caused my name to be signed hereto on said day and date.

Estate of William E. Satterfield

Tammy James Executrix

By: Tammy James, Executrix

State of Tennessee)
County of DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Tammy James**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executrix** (or other officer authorized to execute the instrument) of the Estate of **William E. Satterfield** the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executrix (or other authorized officer).

GREGG S. TREADWAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF CHEATHAM

Witness my hand, at office, this 19 day of DEC 2016.

Notary Public

My Commission Expires: 6/15/19

Further, FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, Tammy James, Executrix, does hereby quitclaim and convey unto Tammy James, married, her successors and assigns, all their right, title and interest in and to said real property described herein subject to all limitations, restrictions, and encumbrances as may affect the premises.

Tammy James Executrix
TAMMY JAMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this 19 of December, 2016.

Notary Public

My Commission Expires: 6/15/19

GREGG S. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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

11/21/2016

GREGG TREADWAY
LEGAL COUNSEL
POB 527
GOODLETTVILLE, TN 37070

RE: WILLIAM SATTERFIELD
Last Four Of SSN 9299

Dear GREGG TREADWAY:

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,

Angela J. Howard