Bill Garrett Davidson County
Batch# 3986 DEEDQC
09/25/2017 09:16:16 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20170925-0097739

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, # 4647
ATTORNEY AT LAW
1304 Red Oak Drive
Brentwood, TN 37027

ADDRESS NEW OWNER
EDWARD ALLEN SWAFFORD
145 Hardaway Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same as Owner

MAP/GRP-PARCEL NOS.
33-8-106

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ -0- .

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 8th DAY OF August, 2017.

LISA J. DUKE STEPHENS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES:
05/04/2020

ADMINISTRATOR'S QUITCLAIM DEED

I. RECITALS

1. ALLEN SWAFFORD died intestate on November 26, 2013 a resident of Goodlettsville, Davidson County, Tennessee;

2. The Undersigned, EDWARD ALLEN SWAFFORD was appointed as Administrator and was granted Letters of Administration from the Probate Court for Davidson County, Tennessee, Probate Division, , Docket Number 17P-1132 on July 12th, 2017;

3. The Decedent owned lands in Nashville, Davidson County, Tennessee more particularly described below and as described in Warranty Deed of Record in Book 5267, Page 492 Register's Office for Davidson County;

4. All debts and claims of the Decedent have been paid. A TennCare Release was received from the Tennessee Bureau of TennCare releasing the estate from any claim or liability after payment of its claim. A copy of the release from the Bureau of TennCare is attached as Ex. "A".

II. CONVEYANCE

Pursuant to my authority, I, ALLEN EDWARD SWAFFORD, as ADMINISTRATOR of the THE ESTATE OF ALLEN SWAFFORD, Deceased do hereby bargain, transfer, quitclaim and convey any and all right, title, or interest that I may now, or forever have in and to the following described property to EDWARD ALLEN SWAFFORD, a married person, said real property being more particularly described as follows:

Land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 350 on the Plan of Gatewood Section II, as of record in Book 3700, pages 144 and 145, said Register's Office.

Said Lot No. 350 fronts 77.1 feet on the westerly side of Hardaway Drive and runs back 202.3 feet on the northerly line and 205.7 feet on the southerly line, to a dead line in the rear on which it measures 73.97 feet.

Being the same property conveyed to Donald L. Lanius by deed from Charles O. Brinkley and wife, Mary Lou Brinkley, of record in Book 4784, page 451, and thereafter being the same property conveyed by Donald L. Lanius and wife, Janet Lanius by deed as of record in Book 5267 Page 492, said Register's Office to Allen Swafford and wife, Willie Mae Swafford, the said Willie Mae Swafford thereafter having predeceased Allen Swafford on December 3rd, 2010.

This is improved property known as: 145 Hardaway Drive, Goodlettsville, TN 37072.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES. The above description is taken from prior deed of record.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of August, 2017.

ALLEN EDWARD SWAFFORD, ADMINISTRATOR
OF THE ESTATE OF ALLEN SWAFFORD, DECEASED

OATH

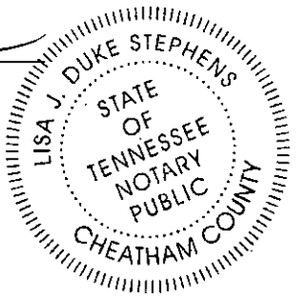
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, a Notary Public in and for said County and State, ALLEN EDWARD SWAFFORD with whom I am personally acquainted, or who provided reasonable and satisfactory identification as to her identity, and who acknowledged that he executed the within instrument (ADMINISTRATOR'S QUITCLAIM DEED) for the purposes therein contained and in his official capacity as Administrator of the Estate of ALLEN SWAFFORD, Deceased.

WITNESS my hand, at office, this 8TH day of August, 2017.

Lisa J Duke Stephens
NOTARY PUBLIC

MY COMMISSION EXPIRES:
05/04/2020



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

7/17/2017

EDWARD ALLEN SWAFFORD C/O PHILIP W. DUER
LEGAL COUNSEL
1304 RED OAK DR
BRENTWOOD, TN 37027

RE: ALLEN SWAFFORD
Last Four Of SSN 7418

Dear EDWARD ALLEN SWAFFORD C/O PHILIP W. DUER:

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,

Tangela J. Howard

EX "A"