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

New Owner:
Chester Michael Waggoner, Jr.
611 South 12th Avenue, Nashville, TN 37206

Map and Parcel:
P/O 017000116.00

Tax Bills Sent to: Chester Michael Waggoner, Jr.
611 South 12th Ave., Nashville, TN 37206

EXECUTOR'S DEED

Chester Michael Waggoner, Sr. died on December 30, 2016, leaving a will dated August 3, 2016. The will was admitted to probate on April 17, 2017 in the Seventh Circuit Court, Davidson County, Tennessee, Docket No.: 17P557. Chester Michael Waggoner, Jr. 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 Chester Michael Waggoner, Sr., Chester Michael Waggoner, Jr. as Executor sells, transfers and conveys to Chester Michael Waggoner, Jr., individually, the following described real estate in Davidson County, Tennessee:

Being a tract of land in the 10th Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to C.W. Waggoner, et ux. in DB 903, PG 259 R.O.D.C.T. more accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC. NO. 1465 Dated 02/29/12 as follows:

Beginning at a set iron pin in the southerly margin of Lower Walkers Creek Road, said pin beginning the easterly line of Lannie McGehee in DB 5461, PG 132 R.O.D.C.T., and the most northwest corner of herein described tract; Thence leaving said McGehee with said margin and a curver to the left (l = 12°57'31", R = 1600.85' & CB = N 89°34'04"sE, 361.29') L 362.07' to set a pin a common corner to tract 2 on the same survey; Thence leaving said margin with said tract 2 for the next six calls: S 08°1 l'36"E, 527.86' to a set iron pin; Thence S 17°19'59" W, 213.03' to a set iron pin; Thence S 26°05'17" W, 200.64' to a set iron pin; Thence 27°22'36"W, 218.05' to a set pin; Thence S 54°21'53"E, 805.33' to a set iron pin; Thence N 25°46'51"E, 231.37' to a set iron pin in the line of WE. Ayers in DB 4267, PG 553 R.O.D.C.T.; Thence with said Ayers S 53°30'44"E, 396.83' to a existing corner stone at a fence corner in the line of A.F. Waggoner in DB 1429, PG 181 R.O.D.C.T.; Thence leaving said Ayers with said Waggoner S 33°51'42"W, 652.86' to a 48" white oak in the line of Kenneth Hitt in DB 3843, PG 103 R.O.D.C.T.; Thence with said Hitt for the next four calls; N 23°27'25"W, 125.99' to a wood corner post; Thence N 84°47'09"W, 544.38' to set itonpin; Thence S 33°26'40"W, 346.50' to a set iron pin in the line of Donnie Scott in DB 11,447, PG 874 R.O.D.C.T.; Thence with said Scott N 08°38'38"E, 208.43' to a existing iron pin at a corner post, a common corner to Charlene Spurlock in QCD 7267, PG 885, R.O.D.C.T.; Thence with said Spurlock for the next three calls; N 03°50'58"W, 450.65' to a existing iron pin; Thence N 44°18'49"W, 158.00 to a existing iron pin; Thence N 39°09'56"E, 555.68' to a existing pin, a common corner to previous said McGehee; Thence with said McGehee for the next two calls; N 39°09'56"E 269.44; to a dead hackberry tree in a fence line; Thence N 02°35'26E, 831.08' to a point of beginning containing 36.883 acres.

Bill Garrett Davidson County
Batch# 28935 DEEDWARR
11/22/2017 08:43:49 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171122-0119778

The above described tract is served by a 30' ingress, egress easement described as follows: said easement lying 15' and parallel to the following described centerline, Beginning at a point in the southerly margin of Lower Walkers Creek Road, said point being located S70°36'32"W, 26.77' from the most northeast corner of tract two; Thence leaving said margin with said centerline S 46°49'25"W, 85.29'; Thence S 34°09'38"W, 392.06' to a point in the easterly line of the above described tract.

Being the same property conveyed to Chester Michael Waggoner, Sr., by deed of record in Instrument No. 20120326-0025515, Register's Office for Davidson County, Tennessee. The said Chester Michael Waggoner, Sr. having died on December 30, 2016 and having devised the entire tract of land to his son, Chester Michael Waggoner, Jr. pursuant to a Last Will and Testament of record as Docket No. 17P557, Seventh Circuit Court (Probate Division) in Davidson County, Tennessee. The said Dixie Jackson Waggoner, surviving spouse of Chester Michael Waggoner, Sr. joins in this conveyance to transfer any marital interest she may have in said property.

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

Affiant

Subscribed and sworn to before me, this 21st of November, 2017
My Commission Expires:

Notary Public

RHONDA GROVES SOUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM MY COMMISSION EXPIRES JANUARY 20, 2021

Witness our hands this 21 day of November, 2017, the bargaining party, having caused my name to be signed hereto on said day and date.

CHESTER MICHAEL WAGGONER, JR.
as Executor of The Estate of
Chester Michael Waggoner, Sr.,
Davidson County Seventh Circuit Court,
Docket No.: 17P557

DIXIE JACKSON WAGGONER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **CHESTER MICHAEL WAGGONER, JR., as Executor of The Estate of Chester Michael Waggoner, Sr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21st day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **DIXIE JACKSON WAGGONER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21st day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

[redacted]

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

5/5/2017

RUSSELL FREEMAN
LEGAL COUNSEL
POB 527
GOODLETTSVILLE, TN 37070

RE: CHESTER WAGGONER, SR.
Last Four Of SSN 4263

Dear RUSSELL FREEMAN:

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