Bill Garrett Davidson County
Batch# 34241 DEEDQC
12/06/2017 03:06:55 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171206-0124669

This document prepared without opinion of title by Daniel L. Wischhof, Attorney
405 Two Mile Pike, Ste. 2B, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL #
Rose B. Loring	Same	Map 133.02
2017 Forrest Green Dr.		Parcel 106.00
Madison, Tennessee 37216		

EXECUTOR'S DEED

KNOW ALL BY THESE PRESENTS that for the purpose of perfecting and evidencing the devise of the within property to Grantee, I, **Rose B. Loring, Executor of the Estate of Betty Ruth Bradford, Deceased,** grant and convey to **Rose B. Loring** the following described land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 13 on the map of W. G. Thuss' Subdivision of the Stump Property, as of record in Book 547, Page 7, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the northerly side of the Antioch Pike, formerly the Mill Creek Valley Pike, and runs back between parallel lines 134 feet to an alley.

BEING the same property conveyed to E. Bradford and wife Alma Ruth Bradford by deed from William C. Waggoner, Jr., by deed of record at Book 1285, Page 122, said Register's Office. The said E. Bradford, being the same person as William E. Bradford, died in January, 1964, survived by his wife Alma Ruth Bradford. Alma Ruth Puckett Bradford, being the same person as Alma Ruth Bradford, died on August 4, 2007 and by Will, admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee in the case of Alma Ruth Puckett Bradford, Deceased, No. 17P-1128, devised the within property to Betty Ruth Bradford, said Will and Order being of record as Instruments 20170717-0071632 and 20170717-0071633 respectively. Betty Ruth Bradford died on May 29, 2017 and by Will, admitted to Probate by the Seventh Circuit Court for Davidson County, Tennessee in the case of Betty Ruth Bradford, Deceased, Case 17P-1129, devised the within property to Rose B. Loring. ***Tenncare releases for Alma Bradford and Betty Bradford are attached hereto as Exhibits A and B.***

This is improved property known as 316 Antioch Pike, Nashville, Tennessee.

Hereby conveying all right, title and interest of the said decedent, granting and conveying title to the within property as fully and completely as I as Executor can or should do, and warrant title to said property against the claims of anyone claiming to hold by, through, or under me as said Executor, but not further or otherwise.

Witness my signature this date: 12/4/2017

Rose B. Loring

Rose B. Loring, Executor
Estate of Betty Ruth Bradford, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Rose B. Loring**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and being duly sworn, certified herself to be the Executor of the Estate of Betty Ruth Bradford, and before me executed the within instrument for the purposes therein contained on behalf of said Estate by executing it in the name of the said Rose B. Loring as such Executor.

Witness my hand and seal this date: 12/4/2017

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/2/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0-.

Rose B Loring

Affiant

Sworn to and subscribed before me this date: 12/4/2017

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/2/2018

EXHIBIT A

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

6/15/2017

DANIEL WISCHHOF
LEGAL COUNSEL
405 TWO MILE PIKE #23
GOODLETTVILLE, TN 37072

RE: ALMA BRADFORD
Last Four Of SSN 2524

Dear DANIEL WISCHHOF:

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

EXHIBIT B

ED

2017 JUN 23 AM 10:12

RICHARD R. ROOKER, CLERK

D.C.

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

6/15/2017

DANIEL WISCHHOFF
LEGAL COUNSEL
405 TWO MILE PIKE #2B
GOODLETTSVILLE, TN 37072

RE: BETTY BRADFORD
Last Four Of SSN 0445

Dear DANIEL WISCHHOFF:

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