Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Bill Garrett Davidson County
Batch# 71340 DEEDWARR
03/20/2018 12:44:55 PM 4 pgs
Fees: $23.00 Taxes: $832.50

20180320-0026171

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 16th day of February, 2018.

Notary Public

My commission expires: 11-23-20

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Hall	**New Owner**	**Map/Parcel 094-12-0-063.00**
284 Ivywood Drive		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Paul T. Gilmer, Jr., Julia Marsh, Paulette Beaty, Robert Gilmer, Susan Harbaugh, Stephanie Johnson, and Barbara Gilmer-Smith, the heirs at law of Annamaria I. Gilmer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Hall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being Lot No. 9 on the Plan of Clover Nook of record in Plat Book 2900. Pages 51 & 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul T. Gilmer and wife, Annamaria I. Gilmer, by Warranty Deed, from James E. Adams, dated April 26, 1966, of record in Book 4010, Page 974, Register's Office for Davidson County, Tennessee. Paul T. Gilmer died on August 24, 2016, and Annamaria I. Gilmer died intestate on January 14, 2017. As per Affidavit of Heirship, Annamaria Gilmer was survived by her children, Paul T. Gilmer, Jr., Julie Marsh, Paulette Beaty, Robert Gilmer, Susan Harbaugh, Stephanie Johnson and Barbara Gilmer-Smith, and was predeceased by her son, John Richard Gilmer on October 30, 1982, who died without issue. The Affidavit of Heirship is recorded in Instrument No 20180320-0026164, Register's Office for Davidson County, Tennessee. The Tenncare Release letter is attached to this Deed as Exhibit A.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2900, Pages 51 & 52, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2994, Page 126, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 284 Ivywood Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 16th day of February, 2018.

Paul T. Gilmer, Jr.

Julia Marsh, by Paul T. Gilmer, Jr., Attorney in fact

Paulette Beaty, by Paul T. Gilmer, Jr., Attorney in fact

Robert Gilmer, by Paul T. Gilmer, Jr., Attorney in fact

Susan Harbaugh, by Paul T. Gilmer, Jr., Attorney in fact

Stephanie Johnson, by Paul T. Gilmer, Jr., Attorney in fact

Barbara Gilmer-Smith, by Paul T. Gilmer, Jr., Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Paul T. Gilmer, Jr., the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2018.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul T. Gilmer, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Julia Marsh for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Julia Marsh, and is authorized by Julia Marsh to execute this instrument on her behalf.

This the 16th day of February, 2018.

My Commission Expires: 11-23-20

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul T. Gilmer, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Paulette Beaty for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Paulette Beaty, and is authorized by Paulette Beaty to execute this instrument on her behalf.

This the 16th day of February, 2018.

My Commission Expires: 11-23-20

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul T. Gilmer, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Robert Gilmer for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Robert Gilmer, and is authorized by Robert Gilmer to execute this instrument on his behalf.

This the 16th day of February, 2018.

My Commission Expires: 11-23-20

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul T. Gilmer, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Susan Harbaugh for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Susan Harbaugh, and is authorized by Susan Harbaugh to execute this instrument on her behalf.

This the 16th day of February, 2018.

My Commission Expires: 11-23-20

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul T. Gilmer, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Stephanie Johnson for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Stephanie Johnson, and is authorized by Stephanie Johnson to execute this instrument on her behalf.

This the 16th day of February, 2018.

My Commission Expires: 11-23-20

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul T. Gilmer, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Barbara Gilmer-Smith for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Barbara Gilmer-Smith, and is authorized by Barbara Gilmer-Smith to execute this instrument on her behalf.

This the 16th day of February, 2018.

My Commission Expires: 11-23-20

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **180085SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

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

2/20/2018

A. SCOTT HUBBARD
LEGAL COUNSEL
1804 WILLIAMSON COURT STE 201
BRENTWOOD, TN 37027

RE: ANNAMARIA GILMER
Last Four Of SSN 9320

Dear A. SCOTT HUBBARD:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Jangela J. Howard