This instrument prepared by:
Julie Cornell
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 76759 DEEDQC
04/06/2018 08:52:12 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180406-0032293

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Russell E. Creager and wife, Gwen M. Creager 4105 Lancashire Dr. Antioch, TN 37013	Same as new owner	150-4/384105

TRUSTEE'S QUITCLAIM DEED

Whereas, the Creager Trust was established under an agreement dated November 8, 1994; and whereas, James R. Creager and wife, Mary Nell Creager were appointed to serve as trustees of the Creager Trust; and whereas, James R. Creager resigned as trustee on November 23, 2010; and whereas, Mary Nell Creager died on December 31, 2017; and, whereas, Russell E. Creager was appointed to serve as successor trustee of the Creager Trust;

Whereas, James R. Creager, beneficiary of the Creager Trust, died on December 9, 2017; whereas, Mary Nell Creager, beneficiary of the Creager Trust, died on December 31, 2017; whereas, the Bureau of TennCare estate recovery releases are attached as Exhibit A and Exhibit B respectively; and, whereas, the terms and conditions of the Creager Trust have been fulfilled and Russell E. Creager, Trustee, is authorized to distribute the remaining trust estate; therefore:

For good and valuable consideration, **Russell E. Creager, as Trustee of the Creager Trust** U/A/D November 8, 1994, hereinafter called Grantor, in accordance with the provisions of the Creager Trust Agreement, does hereby grant, quitclaim, transfer and convey with fiduciary covenants unto **Russell E. Creager and wife, Gwen M. Creager**, hereinafter called Grantees, their heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 537 on the Plan of Kensington of Priest Lake, Section 1-B of record in Book 6250, Page 150, Register's Office for Davidson County, Tennessee.

Said Lot No. 537 fronts 103.66 feet on the northerly margin of Lancashire Drive and extends back 167.37 feet on the easterly line and 108.12 feet on the westerly line to a dead line in the rear measuring 118.41 feet thereon.

Being the same property conveyed to James R. Creager and wife, Mary Nell Creager, Trustees U/A/D Nov 08 1994, by deed from James R. Creager and wife, Mary Nell Creager, of record in Book 9517, page 438, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property, known as 4105 Lancashire Drive, Antioch, Tennessee 37013.

By executing and delivering this deed, Grantor releases his right to recover the property conveyed if the Trust hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 hand this 4 day of april, 2018.

Russell E. Creager, as Trustee of the Creager Trust, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Russell E. Creager, Trustee, with whom I am personally acquainted and who upon oath acknowledged that he is the Trustee of the Creager Trust and that he executed the within and foregoing document in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 4th day of April, 2018.

Notary Public

My commission expires: 7/5/21

JULIE CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to implement a distribution from a trust to a beneficiary.

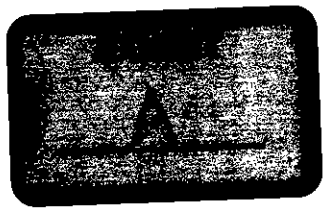
Russell E. Creager, Grantee

Subscribed and sworn to before me this 4 day of April, 2018.

Notary Public

JULIE CORNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

My Commission Expires: 7/5/21



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

3/27/2018

JULIE CORNELL
LEGAL COUNSEL
109 WESTPARK DR. STE 300
BRENTWOOD, TN 37027

RE: JAMES CREAGER
Last Four Of SSN 9188

Dear JULIE CORNELL:

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.

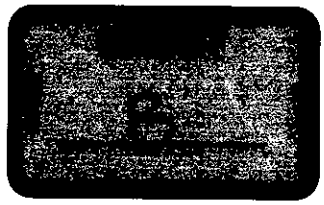
____ T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

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



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

3/27/2018

JULIE CORNELL
LEGAL COUNSEL
109 WESTPARK DR. STE 300
BRENTWOOD, TN 37027

RE: MARY CREAGER
Last Four Of SSN 6833

Dear JULIE CORNELL:

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