This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Sabbath Day Church of God in Christ
123 East Campbell Rd.
Madison, TN 37115

MAP & PARCEL 071 05 061.00

Karen Y Johnson Davidson County
Batch# 157620 DEEDWARRSP
11/08/2018 10:44:30 AM 6 pgs
Fees: $33.00 Taxes: $226.44
20181108-0110689

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Manson, Successor Administrator for The Estate of Sandy Tucker** (John Manson and John R. Manon being one and the same person) hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Sabbath Day Church of God in Christ, a Tennessee Nonprofit Corporation**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Being Lot No. 24 on the Plan of E. T. Brown's Subdivision of parts of Lots Nos. 9 and 10 of Brooklyn as of record in Book 332, page 60, Register's Office for said County.

Said Lot No. 24 front 50 feet each on the northerly side of Haynes Street, and run back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Sandy G. Tucker III and wife, Annie B. Tucker, by Deed dated June 27, 1977 from Dorian E. Clark, unmarried, of record in Book 5164, page 936, Register's Office for Davidson County, Tennessee. Sandy G. Tucker III and Annie B. Tucker having since divorced.
By Court Order, a Quitclaim Deed was executed by Sandra Booker, Conservator of Annie B. Tucker, to convey all of Annie B. Tucker's interest to the Estate of Sandy Tucker, of record in Instrument No. 201811080110688 Register's Office for Davidson County, Tennessee.
By Court Order, all right, title and interest be divested out of all of the heirs of Sandy Tucker and vested in John Manson as Successor Administrator of the Estate of Sandy Tucker, attached as Exhibit A. TennCare release is attached, Exhibit B.

SANDY TUCKER AND SANDY G. TUCKER III ARE ONE AND THE SAME PERSON.

This is un-improved property known as 509 Haynes Street, Nashville, Tennessee 37207.

Taxes for the current year have been settled between the parties.This conveyance is also made subject to the following matters:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
2. Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 332, page 60, said Register's Office.
3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 332, page 60, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that

the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, for himself, and for his heirs and assigns, doea hereby covenant and agree to and with the Grantee, that he is lawfully seized and possessed of the Real Property; that he has full power and lawful authority to sell and convey the same; that title thereto is free, clear and unencumbered, except as provided herein, and, that he will forever warrant and defend the same against the lawful claims of all persons claiming by, through or under him.

WITNESS MY hand this the 1st day of November, 2018.

The Estate of Sandy G. Tucker III

By: John R. Manson, Successor Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, John R. Manson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Successor Administrator for The Estate of Sandy Tucker III, with the power to do so executed the within Special Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of November, 2018.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $61,200.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of November, 2018.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JUNE 25, 2019

I, Rebecca Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Waynick

State of Tennessee; County of Davidson
On this 6 day of November, 2018, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Exhibit A

IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT
STATE OF TENNESSEE / METROPOLITAN NASHVILLE - DAVIDSON COUNTY
(PROBATE DIVISION)

2018 OCT 19 AM 11:28

IN THE MATTER OF:	)	
THE ESTATE OF SANDY TUCKER,	)	**NO. 16P37**
Deceased,	)	
	)	
HATTIE TUCKER.	)	
Petitioner.	)	

ORDER ON AUCTION OF 509 HAYNES STREET

This matter came before the Court on a Motion for Disbursement filed by the heirs. During said Motion, John Manson, the Successor Administrator made an oral motion for auction the remaining property in the estate. All heirs were present and agreed, under oath. Based on an examination of the Motion and the entire file, THE COURT FINDS the following:

1. All interested parties have been properly notified of this proceeding by service of process and are properly before the Court;
2. Following the Court's Order Approving Auction of Remaining Properties entered on June 26, 2018, the property located at 509 Haynes Street, Nashville, Tennessee 37207 was auctioned by Bill Colson Auction & Realty Co., Inc.
3. The auction was conducted on September 5, 2018 at which time a Contract for Sale of Real Estate was entered into for the purchase price of $61,200.00.
4. The sale of the property should be approved.

Based on these findings, IT IS HEREBY ORDERED:

1. That all right, title and interest of all of the heirs to this cause, Hattie M. Tucker, Timothy Tucker, Sandra T. Booker, Rodney Tucker, Nathan Tucker, and Cherryann T. Taylor, be, and the same hereby is, divested out of them, and each of them, and vested in John Manson, as Successor Administrator for the Estate of Sandy Tucker in and to the real property described as follows in fee simple:

   Being property located at 509 Haynes St., Nashville, TN 37207 and known as Tax ID#071-05-0-061.00 and being more perfectly described as of record in Document #5164/936, Register's Office of Davidson County, Tennessee.

2. John Manson, as Successor Administrator for the Estate of Sandy Tucker is authorized to sell the real property described above.

3. The property is to be sold to Riley Clemmons or his assigns for a total price of $61,200.00 to be paid in cash at closing.

4. John Manson, as Successor Administrator for the Estate of Sandy Tucker is directed to sign a deed transferring the property.

5. From the sales proceeds the following expenses will be paid:

    a. Title Insurance
    b. Closing Costs
    c. Commission to Bill Colson Auction and Realty, Co. in the amount of $3,672.00
    d. Reimbursement to Bill Colson Auction and Realty, Co. of actual expenses
    e. Any outstanding real property taxes
    f. Prorated real property taxes for the year 2018
    g. Any other customary closing expenses

6. It is, therefore, further ordered, adjudged and decreed by the court that, after payment of the aforesaid items incident to the sale of said property in this cause, the closing company shall pay the balance to the Davidson County Clerk of Court at which time settlement of the estate will be made in manner and form provided by law.

IT IS SO ORDERED.

Entered this the 19 day of October 2018.

HONORABLE RANDY KENNEDY, JUDGE

SUBMITTED AND APPROVED FOR ENTRY:

Ashley L. Upkins, Esq. BRP No. 033598
UPKINS LAW, PLLC
424 Church Street, Suite 2000
Nashville, TN 37219
Office 615-651-7451
aupkins@upkinslaw.com

CERTIFICATE OF SERVICE

I certify that a true and correct copy of the foregoing Order on Auction of 509 Haynes Street has been forwarded via United States Postal Service, postage prepaid, to:

Timothy Tucker

Nashville, TN 37207

Rodney Tucker

Mount Juliet, TN 37122

Nathan Tucker

Nashville, TN 37206

Cherryann T. Taylor

Madison, TN 37115

Sandra T. Booker

Murfreesboro, TN 37218

John Manson

Nashville, Tennessee 37201

on this the 10th day of October 2018.

ASHLEY L. UPKINS, ESQ., BPR 33598

Exhibit B

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

3/20/2017

JOHN MANSON
EXECUTOR
215 2ND NORTH
NASHVILLE, TN 37201

RE: SANDY TUCKER
Last Four Of SSN 4006

Dear JOHN MANSON:

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