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

Recording Info:
Karen Johnson Davidson County
Batch# 338701 DEEDWARRSP
01/06/2020 08:54:30 AM 7 pgs
Fees: $38.00 Taxes: $266.77
20200106-0001268

SEND TAX BILL TO NEW OWNER:
Mark and Luanne Howard
172 Happy Valley Road
Goodlettsville, TN 37072

MAP 018 00 0 068.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peggy D. Mathes, Administrator, c.t.a., of the Estate of Gary Michael Bennett** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Mark Howard and wife, Luanne Howard**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE; THENCE, ALONG SAID MARGIN, NORTH 76 DEGREES 47' 08" EAST, 50.00 FEET, TO A POINT, SAID POINT BEING THE NORTHEASTERLY MOST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE, SOUTH 3 DEGREES 7' 36" EAST, 1912.15 FEET, TO A POINT, SAID POINT BEING THE SOUTHEASTERLY MOST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE, SOUTH 60 DEGREES 23' 55" WEST, 79.62 FEET TO A POINT; THENCE, SOUTH 88 DEGREES 41' 55" WEST, 68.83 FEET, TO A POINT; THENCE, NORTH 78 DEGREES 59' 05" WEST, 282.71 FEET, TO A POINT, SAID POINT BEING THE SOUTHWESTERLY MOST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE, NORTH 1 DEGREE 2' 2" EAST, 982.38 FEET, TO A POINT, SAID POINT BEING THE NORTHWESTERLY MOST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE, NORTH 81 DEGREES 56' 17" EAST, 276.68 FEET, TO A POINT; THENCE, NORTH 1 DEGREE 55' 47" WEST, 864.22 FEET TO THE POINT OF BEGINNING, CONTAINING 444,460.207 SQUARE FEET AND/OR 10.203 ACRES MORE OR LESS.

INCLUDED IN THIS CONVEYANCE IS A NON-EXCLUSIVE OR IN COMMON EASEMENT OF INGRESS AND EGRESS (IN THE "AS IS" CONDITION) OVER AN OLD WAGON OR PRIVATE ROAD THAT DEPARTS FROM THE SOUTH MARGIN OF BRICK CHURCH PIKE APPROXIMATELY 700 FEET EAST OF THE GRANTEES' PROPERTY AND EXTENDS GENERALLY SOUTH AND THEN WEST ON THE RIDGE TO THE PEAR ORCHARD ON THE ABOVE GRANTEES' PROPERTY.

Being the same property conveyed to G. Michael Bennett by Deed from John Thomas Chatham and wife, Cynthia Chatham, by deed dated March 24, 2017, of record in Instrument No. 20170329-0030622 , Register's Office for Davidson County, Tennessee. G. Michael Bennett died January 25, 2019, his death certificate attached as Exhibit A, TennCare Release attached as Exhibit B. His insolvent testate estate is being

administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P-775. Peggy D. Mathes, was appointed Administrator, c.t..a. and the sale of said real property was Ordered by the Court (see attached Exhibit C).

Gary Michael Bennett and G. Michael Bennett are one and the same person.

This is improved property known as 5437 Brick Church Pike, Goodlettsville, Tennessee 37072.

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

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to easements, set forth in instruments of record in Book 4718, page 350 and Instrument No. 20170329-0030622 and Instrument Nol 20001023-010453, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

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 any 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 any 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 GRANTEES, their heirs and assigns, forever; and,

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

GRANTOR does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to said lands to said Grantee, their heirs and assigns against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this the 3rd day of January, 2020.

Peggy D. Mathes, Administrator, c.t.a., of the
Estate of Gary Michael Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Peggy D. Mathes**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Administrator, c.t.a., of the Estate of Gary Michael Bennett**, and that she with the authority so to do, executed the within Deed for the purposes therein contained

WITNESS my hand and official seal at office this 3rd day of January, 2020.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $72,100.00.

AFFIANT

Subscribed and sworn to before me on this
3rd day of January, 2020.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

CERTIFICATION
I, Caitlin Smith, 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.

Caitlin Smith

State of Tennessee;County of Davidson
On this 3 day of January, 2020, personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Caitlin Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE
Office of Vital Records

EXHIBIT A

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2019 006053

DECEDENT

1. DECEDENT'S LEGAL NAME: GARY MICHAEL BENNETT
2. SEX: MALE
3. DATE OF DEATH: 01/26/2019
4. TIME OF DEATH (Approx): 17:07
5a. AGE: 68
5b. UNDER 1 YEAR: Months / Days
5c. UNDER 1 DAY: Hours / Minutes
6. DATE OF BIRTH: 01/[redacted]/1951
7. BIRTHPLACE: MADISON, TN

TYPE/PRINT IN PERMANENT BLACK INK

8a. PLACE OF DEATH: INPATIENT
8b. FACILITY NAME: CENTENNIAL MEDICAL CENTER
8c. CITY OR TOWN: NASHVILLE
8d. COUNTY OF DEATH: DAVIDSON
9. MARITAL STATUS: MARRIED
10. SURVIVING SPOUSE (name prior to first marriage): DEBORAH LYNN DAVIS
11a. DECEDENT'S USUAL OCCUPATION: HEATING & COOLING SERVICE
11b. KIND OF BUSINESS/INDUSTRY: SELF EMPLOYED
12. SOCIAL SECURITY NUMBER: [redacted]
13a. RESIDENCE-STATE OR FOREIGN COUNTRY: TENNESSEE
13b. COUNTY: DAVIDSON
13c. CITY OR TOWN: GOODLETTSVILLE
13d. STREET AND NUMBER: 212 EAST AVENUE
13e. INSIDE CITY LIMITS?: YES
13f. ZIP CODE: 37072
14. WAS DECEDENT EVER IN US ARMED FORCES?: NO
15. DECEDENT'S EDUCATION: ASSOCIATE DEGREE
16. DECEDENT OF HISPANIC ORIGIN?: NO, NOT SPANISH/HISPANIC/LATINO
17. DECEDENT'S RACE: WHITE

PARENTS

18. FATHER'S NAME: DONALD REESE BENNETT
19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE: BETTY JEAN PROCTOR

20a. INFORMANT'S NAME: DEBORAH DAVIS HEAD
20b. RELATIONSHIP TO DECEDENT: WIFE
20c. MAILING ADDRESS: 212 EAST AVENUE, GOODLETTSVILLE, TN 37072

DISPOSITION

21a. METHOD OF DISPOSITION: CREMATION
21b. PLACE OF DISPOSITION: MUSIC CITY CREMATORY
21c. LOCATION: NASHVILLE, TN
22a. SIGNATURE OF FUNERAL DIRECTOR: /s/ NATHANIEL JAMES HOLMAN
22b. LICENSE NUMBER: 5974
22c. SIGNATURE OF EMBALMER:
22d. LICENSE NUMBER:
23a. NAME AND ADDRESS OF FUNERAL HOME: NASHVILLE CREMATION CENTER, 9120 SAWYER BROWN ROAD, #103, NASHVILLE, TN 37221
23b. LICENSE NUMBER: 1319

REGISTRAR

24. REGISTRAR'S SIGNATURE: /s/ EDWARD G. BISHOP III
25. DATE FILED: 02/06/2019

CERTIFIER

26. CERTIFIER
26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS.

27a. CERTIFIER: /s/ KELLY NEWTON
27b. LICENSE NUMBER: 3354
27c. DATE SIGNED: 02/05/2019
27d. NAME AND ADDRESS: KELLY NEWTON 2300 PATTERSON STREET, NASHVILLE, TN 37203

MEDICAL CERTIFICATION

28. PART I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any, leading to the cause: a. [redacted] — APPROXIMATE INTERVAL: ONSET TO DEATH: DAYS
DUE TO (OR A CONSEQUENCE OF)
b. [redacted] — DAYS
DUE TO (OR A CONSEQUENCE OF)
c. [redacted] — DAYS
DUE TO (OR A CONSEQUENCE OF)
UNDERLYING CAUSE (Disease or injury that initiated the events resulting (indeed) LAST
d. [redacted]

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. WAS AN AUTOPSY PERFORMED?: NO
29b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

30. MANNER OF DEATH: NATURAL
31. DID TOBACCO USE CONTRIBUTE TO DEATH?: UNKNOWN
32. IF FEMALE: N/A
33. IF TRANSPORTATION INJURY, SPECIFY:
34a. DATE OF INJURY
34b. TIME OF INJURY
34c. INJURY AT WORK?
34d. PLACE OF INJURY
34e. DESCRIBE HOW INJURY OCCURRED
34f. LOCATION OF INJURY

RDA 10112

PH-1650 (Rev. 8/2017)

10909464

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

1 0 9 0 9 4 6 4

Edward G. Bishop III
Edward G. Bishop III
State Registrar

Date Issued: FEB 08 2019

CERTIFICATION OF VITAL RECORD

202001060001268

Copy

EXHIBIT B

FILED
2019 MAY 29 AM 8:00
RICHARD R. ROOKER, CLERK
DC

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

5/23/2019

JOSHUA HANKINS
LEGAL COUNSEL
306 NORTHCREEK BLVD STE 202
GOODLETTSVILLE, TN 37072

RE: GARY BENNETT
Last Four Of SS [redacted]

19775

Dear JOSHUA HANKINS:

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,

Jamela J. Howard

Copy

EFILED 12/06/19 12:33 PM CASE NO. 19P775 Richard R. Rooker, Clerk

EXHIBIT C

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

ESTATE OF	)	
GARY MICHAEL BENNETT	)	
Deceased.,	)	**NO. 19P - 775**
	)	

ORDER

This cause came on to be heard on the 6th day of December, 2019 before the Honorable David R. Kennedy, Judge of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, upon motion of the Administrator for an order to approve the contract of sale of real property located at 5437 Brick Church Pike, Goodlettsville, Davidson County, TN, 37072 being sold to Mark and Luanne Howard for the offering price of $72,100.00. It appearing to the Court that there was no opposition presented and the amount of the offer is a commercially reasonable price in regard to the most recent tax assessment and condition of the property, thus, the motion is well taken and the sale of said improved real property should be approved. It is therefore,

ORDERED, ADJUDGED, and **DECREED** that the contract of sale of real property located at 5437 Brick Church Pike, Goodlettsville, Davidson County, TN, 37072 being sold to Mark and Luanne Howard for the offering price of $72,100.00 is approved by the Court.

DAVID R. KENNEDY, JUDGE

Copy

EFILED 12/06/19 12:33 PM CASE NO. 19P775 Richard R. Rooker, Clerk

APPROVED FOR ENTRY:

Peggy D Mathes

PEGGY D. MATHES #5741
Administrator
20 Academy Place
Nashville, TN 37210
(615) 251-6968

CERTIFICATE OF SERVICE

I the undersigned do hereby certify that on the date listed below I forwarded a copy of the above document to the parties listed below by U.S. Mail, postage paid, first class, fax, hand delivered, or by other acceptable electronic means to the following:

Justin B. Bennett
810 Dry Creek Road
Goodlettsville, TN 37072

Gary Michael Bennett
212 East Avenue
Goodlettsville, TN 37072

Mark Howard
172 Happy Valley Road
Goodlettsville, TN 367072

Cathryn Armistead, Esq
Attorney for Deborah Head
1050 Hamilton Station Blvd, Suite 200
Lebanon, TN 37087

Jordan B. Osborn, Esq.
Attorney for Farm Credit
10200 Ramsey Way
Dickson, TN 37055

Peggy D Mathes
Peggy D. Mathes, Administrator
Date: 12/6/2019