ADDRESS NEW OWNER:
Debra McClure
John McClure
410 McClellan Ave
Nashville TN 37211

SEND TAX BILL TO:

New Owner

MAP & PARCEL NOS.:
13301024200

BILL GARRETT, Davidson County
Trans:T20140040038 DEEDWARR
Recvd: 06/06/14 12:36 3 pgs
Fees:18.00 Taxes:133.20
20140606-0049472

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229
(No title search performed or title insurance provided.)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Larry W. Flowers and Carol Flowers Lyman and Cynthia Flowers Wherry** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Debra McClure and John McClure, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 251, Sunrise Heights, Second Plan, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 251 fronts 50 feet on the northerly side of Raymond Street and extends back northwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Homer L. Flowers and wife, Lillie K. Flowers, from Linus Goodson and wife, Mai Frances Goodson, Jack Newson and wife, Frances Newson, William E. McKee and wife, Mary McKeen, William E. Griffin and wife, Dorothy Griffin, by Warranty Deed recorded on May 11, 1979, in Book 5434, Page 270, Register's Office for Davidson County, Tennessee. The said Lillie K. Flowers died on June 6, 2001, leaving Homer L. Flowers as the sole surviving tenant by the entirety. The said Homer L. Flowers died on August 4, 2013, leaving the following heirs at law: Larry W. Flowers, Carol Flowers Lyman, Cynthia Flowers Wherry, and Debra Flowers McClure. See Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20140606-0049471, Register's Office for Davidson County, Tennessee.

This is property with a common address of **500 Raymond Street, Nashville, TN 37211.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years; (2) The Plan of Record in Book 421, Page 46, said Register's office and all matters therein; (3) Any and all Restrictions and Easements of record.

Grantors warrant that the subject property has never been their marital residence and is not subject to any marital interests therein.

See TennCare Release attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5th day of June, 2014.

Larry W. Flowers

Cynthia Flowers Wherry

Carol Flowers Lyman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Larry W. Flowers and Carol Flowers Lyman and Cynthia Flowers Wherry,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **5th** day of **June 2014.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1406-104

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $36,000.00.

Affiant

Subscribed and sworn before me this 5th day of June, 2014.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

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

Mark A. Emkes
Commissioner

2/25/2014

JAMES R. CORLEY
LEGAL COUNSEL
709 W. COLLEGE ST.
DICKSON, TN 37055

RE: HOMER FLOWERS
Last Four Of SSN 5907

Dear JAMES R. CORLEY:

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 Howard