BILL GARRETT, Davidson County
Trans:T20140045386 DEEDQC
Recvd: 06/26/14 09:23 5 pgs
Fees:27.00 Taxes:0.00
20140626-0055882

This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
James Michael Flowers, Jr. 4544 Eatons Creek Road Nashville, Tennessee 37218	Same as new owner	058-00-0-055.00 (Partial) 058-00-0-054.00 (Partial)

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Harold Cornelius Glaus died on November 28, 2010, and his wife, Linda Gail Glaus, also known as Linda Gail Martin Glaus, died on August 21, 2013 leaving a Last Will and Testament dated March 20, 2009 naming Debra Jean Flowers as Personal Representative; and, whereas the will was admitted to probate on October 4, 2013 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division Docket No. 13P1531; and, whereas, Debra Jean Flowers was duly qualified as Personal Representative; and, whereas, all debts of the decedent have been paid; and, whereas, the Bureau of TennCare estate recovery release and Tennessee inheritance tax closing letter are attached as Exhibit A and Exhibit B, respectively; therefore:

Debra Jean Flowers as Personal Representative of the Estate of Linda Gail Martin Glaus, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Linda Gail Martin Glaus, does hereby quitclaim, transfer and convey unto **James Michael Flowers, Jr., married**, hereinafter called Grantee, his heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the east side of Eaton's Creek Road, said point being N 30 deg 00 min 20 sec W 728.95 feet from a highway right of way monument on the east right of way of Eaton's Creek Road and the North right of way of Briley Parkway; thence leaving road N 58 deg 25 min 44 sec E 567.64 feet to an iron pin; thence S 36 deg 25 min 39 sec E 215.00 feet to an iron pin; thence N 82 deg 27 min 27 sec E 307.18 feet to an iron pin; thence S 02 deg 56 min 49 sec W 329.40 feet to an iron pin; thence S 18 deg 28 min 58 sec W 59.10

feet to an iron pin; thence S 57 deg 30 min 09 sec W 122.01 feet to an iron pin; thence S 22 deg 16 min 39 sec E 90.32 feet to an iron pin; thence N 56 deg 36 min 44 sec E 436.85 feet to a right of way monument; thence N 39 deg 49 min 15 sec E 640.99 feet to a right of way monument; thence N 62 deg 02 min 18 sec E 308.21 feet to a right of way monument; thence N 77 deg 15 min 06 sec E 228.09 feet to a right of way monument; thence N 43 deg 38 min 11 sec E 333.07 feet to a right of way monument; thence N 57 deg 29 min 41 sec E 186.81 feet to an iron pin; thence N 52 deg 40 min 32 sec W 114.71 feet to a 15" Hickory; thence N 63 deg 34 min 09 sec W 170.17 feet to a 15" Oak; thence S 51 deg 44 min 58 sec W 1147.72 feet to an iron pin; thence N 85 deg 39 min 47 sec W 890.00 feet to an iron pin; thence S 62 deg 20 min 13 sec W 597.91 feet to an iron pin on the right of way of Eaton's Creek Road; thence with said right of way S 36 deg 56 min 52 sec E 154.94 feet to the point of beginning containing 674725.07 Square feet or 15.49 acres. Being Tract 2 on the survey dated April 30, 2014 by Brackman Land Surveying, Nashville, TN RLS# 1684, known as File No. 14-Flowers.

Subject to a 15.00 foot non-exclusive easement for ingress and egress on an existing gravel road running northeasterly from Eaton's Creek Road along the South boundary of the James M. Flowers and wife, Debra G. Flowers property and then running southeasterly toward the North boundary of the Kenneth W. Glaus property, for the benefit of Kenneth W. Glaus for as long as he owns the property served by this easement, as shown on the Brackman Land Surveying survey described above.

Being a portion of the same property conveyed to Harold Cornelius Glaus and wife, Linda Gail Glaus by quitclaim deed from Clara B. Glaus of record in instrument number 20021121-0145200, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Linda Gail Glaus, an unmarried widow, by deed from Clara Belle Johnson Glaus, an unmarried widow, of record in instrument no. 20121017-0095314, Register's office for Davidson County, Tennessee.

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

This is unimproved property, known as Eatons Creek Road, Nashville, Tennessee.

By executing and delivering this deed, Grantor releases any right Grantor has to recover the property conveyed if the Estate 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 24 day of June, 2014.

Debra J. Flowers

Debra Jean Flowers, Personal Representative of the Estate of Linda Gail Martin Glaus, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Debra Jean Flowers, with whom I am personally acquainted and who upon oath acknowledged that she is the Personal Representative of the Estate of Linda Gail Martin Glaus and that she executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2014.

Cynthia L. Parrish

Notary Public
My Commission Expires: 9/11/2017

CYNTHIA L. PARRISH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

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

J. Flowers

James Michael Flowers, Jr., Grantee

Subscribed and sworn to before me this 24th day of June, 2014.

Cynthia L. Parrish

Notary Public

My Commission Expires: 9/11/2017

CYNTHIA L. PARRISH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

10/9/2013

J. RANDALL HOOPER
ATTORNEY
109 WESTPARK DR STE 300
BRENTWOOD, TN 37027

RE: LINDA G. GLAUS
Last Four Of SSN 3617

Dear J. RANDALL HOOPER:

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,

Jangela J. Howard

EXHIBIT
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N0018901

7906501140523

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

May 26, 2014

ESTATE OF LINDA G GLAUS
ATTN: J R HOOPER
109 WESTPARK DR STE 300
BRENTWOOD TN 37027-5062

Account Type:	INHERIT TX
Account No.:	441927300
Date of Death:	August 21, 2013
County:	DAVIDSON
SSN:	XXX-XX-3617

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

ESTATE OF LINDA G GLAUS
ATTN: J R HOOPER
109 WESTPARK DR STE 300
BRENTWOOD, TN 37027-5062

May 26, 2014

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Penalty:	$0.00
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EXHIBIT
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