BILL GARRETT, Davidson County
Trans:T20140045386 DEEDQC
Recvd: 06/26/14 09:25 5 pgs
Fees:27.00 Taxes:0.00
20140626-0055885

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:
Debra Jean Flowers 4600 Eatons Creek Road Nashville, Tennessee 37218	Same as new owner	058-00-0-011.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Harold Cornelius Glaus died on November 28, 2010 and, whereas, 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, Probate Division, of Davidson County, Tennessee, 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 Debra Jean Flowers, married, hereinafter called Grantee, her 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 at the West right of way of Eatons Creek Road and the South right of way of Sulphur Creek Road; thence with the right of way of Eatons Creek Road along a curve having a central angle of 18 deg 40 min 50 sec, a radius of 741.20 feet, a tangent of 121.91 feet, a length of 241.66 feet and a chord of South 22 deg 10 min 15 sec East 240.59 feet to an iron pin, thence South 31 deg 30 min 40 sec East 540.88 feet to an iron pin in the North margin of Eatons Creek; thence South 31 deg 30 min 40 sec East 50.00 feet to a point in the centerline of Eatons Creek; thence North 71 deg 10 min 13 sec West 105.24 feet with the centerline of Eatons

Creek to a point; thence North 22 deg 54 min 03 sec West 287.28 feet with the centerline of Eatons Creek to a point; thence North 31 deg 58 min 17 sec West 222.14 feet with the centerline of Eatons Creek to a point; thence North 44 deg 52 min 39 sec West 189.22 feet with the centerline of Eatons Creek to a point; thence North 04 deg 25 min 46 sec West 58.27 feet with the centerline of Eatons Creek to a point in the South right of way of Sulphur Creek Road; thence with the right of way of Sulphur Creek Road North 87 deg 07 sec 12 min East 40 feet to an iron pin in the East margin of Eatons Creek; thence with the right of way of Sulphur Creek Road North 87 deg 07 min 12 sec East 93.65 feet to the point of beginning, containing .83 acres more or less. Being Tract 3 on the survey dated February 25, 1991 by Jim McAleer Surveyer, Nashville, Tennessee RLS # 1133, known as Project 114-90.

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.

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 0 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 AT LARGE 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.

Debra J. Flowers
Debra J. Flowers/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,

Tangela 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

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EXHIBIT
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