Bill Garrett Davidson County
Batch# 34072 DEEDWARR
12/06/2017 10:38:29 AM 2 pgs
Fees: $13.00 Taxes: $728.90
20171206-0124419

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Janice Bradshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 2017.

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 17-0134D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark A. Flowers and Catherine Hope Flowers, husband and wife (NAME)	Wilson Bank & Trust (NAME)	05800024600
4544 Eatons Creek Road (STREET ADDRESS)	1436 West Main Street (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Kenneth W. Glaus, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark A. Flowers and Catherine Hope Flowers, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Beginning at a highway right of way monument on the east side of Eaton's Creek Road, said point being on the north right of way of Briley Parkway; thence with the right of way of Eaton's Creek Road along a curve to the left having a central angle of 17 deg 15 min 28 sec, a radius of 1957.06, a length of 589.48', and chord of N 28 deg 19 min 00 sec W 587.25 feet to an iron pin; thence N 36 deg 56 min 52 sec W 143.00 feet to an iron pin; 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 S 56 deg 36 min 44 sec W 49.69 feet to a right of way monument; thence S 59 deg 58 min 47 sec W 468.27 feet to the point of beginning containing 484,912.77 sq. ft. or 11.13 acres. Being Tract 1 on the survey dated April 30, 2014 by Brackman Land Surveying, Nashville, Tennessee, RLS #1684, known as File No. 14-Flowers.

Together with a 15.00 foot non-exclusive easement for ingress and egress as filed of record in Instrument No. 20171206-0124418, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth W. Glaus, married, from Debra Jean Flowers as Personal Representative of the Estate of Linda Gail Martin Glaus, by Personal Representative's Quitclaim Deed dated June 24, 2014, in Instrument No. 20140626-0055881, in the Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kenneth W. Glaus married, from Carter M Glaus, unmarried, by Quitclaim Deed filed of record in Instrument No. 20171206-0124416 and by Quitclaim Deed from Elizabeth C. McDonough, unmarried, as filed of record in Instrument No. 20171206-0124417, both in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Quitclaim Deed of easement of record in Instrument No. 20160531-0054598, in the Register's Office for Davidson County, Tennessee.

2. Warranty Deeds to State of Tennessee for ingress and egress in Book 8296, page 910 and Book 8350, page 251, in the Register's Office for Davidson County, Tennessee.

3. Permanent Easement for maintenance as recorded in Book 6450, page 731, Register's Office for Davidson County, Tennessee.

4. Easement for water mains and appurtenances recorded in Book 5765, page 756, Register's Office for Davidson County, Tennessee.

5. Leases to Powertal/Memphis, Inc. as recorded in Book 10959, page 762; Book 11578, page 955; Instrument No. 20090604-0051875; and Instrument No. 20090604-0051876, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4544 Eatons Creek Road, Nashville, TN 37218.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 27th day of November, 2017.

Kenneth W. Glaus

November 27, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth W. Glaus, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of November, 2017.

My Commission Expires: 8/27/2018

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066