

TITLE REPORT

FILE NO: 2022-1243

1. EFFECTIVE DATE: August 15, 2022, at 8:00 a.m.

2. TITLE TO THE PROPERTY HEREIN DESCRIBED IS VESTED IN:

TERESA RICE MITCHELL

3. PROPERTY IS DESCRIBED AS FOLLOWS:

Lying and being in the First Civil District of Maury County, State of Tennessee, and being Lot A-2 (Parent Tract), containing 41.60 acres, as shown by Final Plat of Lot 1 of Betty Paulette S. Baxter, of record in Plat Book P20, Page 255, in the Register's Office of Maury County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Rice Mitchell, by deed from Bruce A. Odom, an unmarried man, and Justin B. Odom, an unmarried man, dated June 4, 2015, and of record in Book R2323, Page 1359, in the Register's Office of Maury County, Tennessee. See Scrivener's Affidavit of record in Book R2415, Page 727, in the Register's Office of Maury County, Tennessee.

4. SUBJECT TO THE FOLLOWING:

- a. Taxes: 2022 Maury County property taxes are a lien not yet due or payable. (2021 Maury County property taxes have been paid in the amount of \$1,744.00.) This property is assessed to TERESA RICE MITCHELL as Map & Parcel 020-010.02.
- b. Deed of Trust, dated June 4, 2015, from TERESA RICE MITCHELL (also known as TERESA R. MITCHELL, F/K/A TERESA L. RICE) and husband, TOMMY RAY MITCHELL to Gene Davidson for the benefit of UNITED STATES OF AMERICA, ACTING THROUGH THE FARM SERVICE AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE recorded in Book R2323, Page 1362, in the Register's Office of Maury County, Tennessee, securing obligations described therein. (NOTE: Deed of Trust does not describe note that is secured by the Deed of Trust.)
- **c.** Subject to the right-of-way of Shouse Road.

TITLE REPORT, PAGE 2

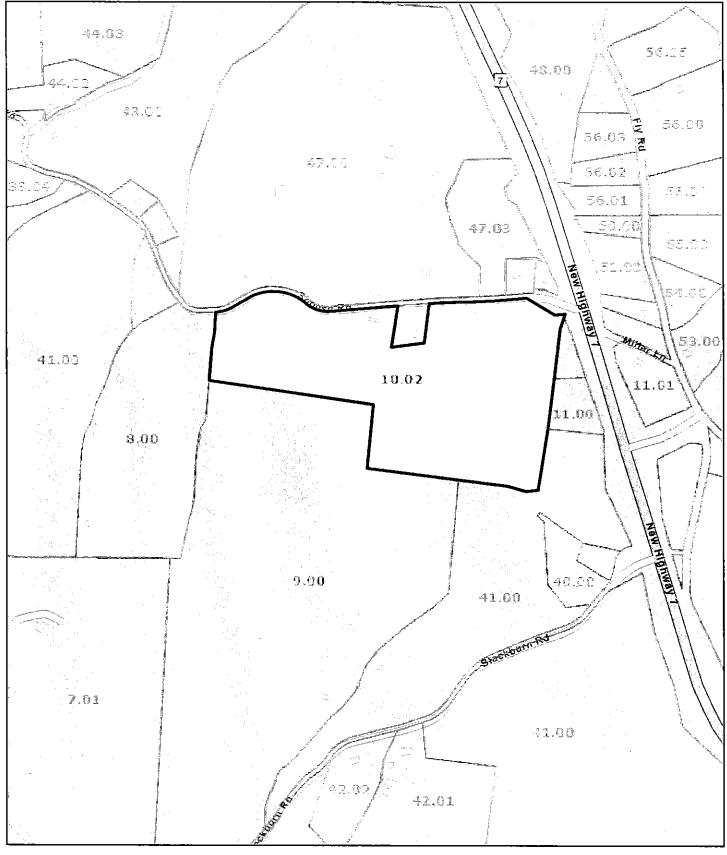
d. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

FILE NO.: 2022-1243

- **e.** The property described herein has been classified as agricultural land for tax assessment, levy and collection purposes and is subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. § 67-5-1001, et seq.
- **f.** All matters shown on plat of record in Plat Book 20, Pages 255-256, in the Register's Office of Maury County, Tennessee.
- **g.** Water Line Easement of record in Book R2323, Page 1354, in the Register's Office of Maury County, Tennessee.
- **h.** Need martial status of Teresa Rice Mitchell. Spouse to join in on any conveyance if property is principal residence.

THE INFORMATION CONTAINED IN THIS TITLE REPORT IS PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF DICKSON TITLE, LLC. YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OF COPYING OF THIS REPORT IS STRICTLY PROHIBITED. FURTHER ANY RELIANCE ON SAID INFORMATION IS DONE SO AT YOUR OWN RISK.

Maury County - Parcel: 020 010.02

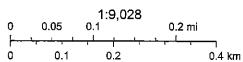


Date: August 8, 2022

County: Maury

Owner: MITCHELL TERESA RICE Address: SHOUSE RD 3381 & 3395 Parcel Number: 020 010.02

Deeded Acreage: 42.69 Calculated Acreage: 0



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local

Affidavit

correcting

Plat BK : P9.

P 249/727

BK/PG:R2323/1359-1361

Prepared by T. Jake Wolaver Tisher, Wolaver, Free, Carter & Lynn, LLC P.O. Box 1431 Columbia, TN 38402-1431

Return to Tisher, Wolaver, Free, Carter & Lynn, LLC

== 19006 /:	93
3 PCS : AL - WARRANTS DEED	
JUSIE BATCH: 160236	
06/09/2015 - 03:36 PM	
VALUE .	125000.00
MERTURE TAX	0.08
TEANSPER TAX	462.50
TECHNOLOGY INT	15.00
De tras	2.00
HOISTER'S PER	1.00
TOTAL AMOUNT	480,50

JOHN FLEMING

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Bruce A. Odom, an unmarried man, and Justin B. Odom, an unmarried man, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Teresa Rice Mitchell, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Real estate located in the 1st Civil District of Maury County, Tennessee, and more particularly described as follows: See scrivenors

Located in the First (1st) Civil District of Maury County, Tennessee, and being Lot No. A-2 (Parent Tract), containing 41.60 acres, of FINAL PLAT OF LOT 1 BETTY PAULETTE S. BAXTER, as shown on plat of record in Plat Book P20, Page-235; Register's Office *2*55 of Maury County, Tennessee.

Being a portion of the same property conveyed by Quitclaim Deed from Betty Paulette Shouse Baxter and Patricia Faye Shouse Bucy to Betty Paulette Shouse Baxter as recorded on the 10th day of March, 2010 in Deed Book R2108, Page 1389; Last Will and Testament as recorded in Will Book 47, Page 371; Deed from Johnnie G. Shouse to Van B. Shouse and wife Pauline Miller Shouse as recorded on the 22nd day of September, 1950 in Deed Book 283, Page 500 and Deed from O. A. Page and wife, Annice L. Page to Mrs. Pauline Miller Shouse, Van Buren Shouse and Johnie G. Miller as recorded on the 3rd day of September, 1945 in Deed Book 247, Page 360, in the Register's Office of Maury County, Tennessee. Van Buren Shouse died leaving Betty Paulette Shouse Baxter, a/k/a Pauline Miller Shouse, a/k/a Mrs. Pauline Miller Shouse as the sole owner of the above property as the surviving tenant. FIRST PARTY warrants that Van Buren Shouse and Betty Paulette Shouse Baxter, a/k/a Pauline Miller Shouse, a/k/a Mrs. Pauline Miller Shouse were married continuously until the time of his death. Betty Paulette Shouse Baxter, a/k/a Pauline Miller Shouse, a/k/a Mrs. Pauline Miller Shouse died testate on July 12, 2014, and by her Will, a certified copy of which is of record in Book Page <u>3</u>5/ , Register's Office of Maury County,

Tennessee, she devised the above property to her two sons, Bruce A. Odom and Justin B. Odom (see Probate No. P-145-14, Clerk & Master's Office of Maury County, Tennessee).

Map 020, Parcel 010.00 Parent Parcel.

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise, and that the property has not been used as their personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and paid by FIRST PARTY; water line easement deed of record K 2323 , Register's Office of Maury County, Tennessee; rights of the public to the use of that part of the land described herein within the bounds of Shouse Road; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat of record in Plat Book P18, Page 397 and Plat Book P20, Page 235, Register's Office of Maury County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 4th day of June, 2015.

BA A Od Bruce A. Odom

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Bruce A. Odom, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

the purposes therein contained.	, eth	
WITNESS my hand, at offic	ce, this day of June, 2015.	
My commission expires:	Jenie Davi	STATE STATE
STATE OF TENNESSEE	Notary Public	OF TENNESSEE NOTARY
COUNTY OF MAURY		PUBLIC THE PUBLIC TO THE PUBLI
Personally appeared before a	me, the undersigned, Justin B. Odom,	with with Frein
personally acquainted, and who acknowledg	ged under oath that he executed the with	nin instrument for
the purposes therein contained.	r II.	
WITNESS my hand, at offic	e, this 4 day of June, 2015.	THE DALL OF THE DALL OF THE PARTY OF THE PAR
My commission expires:	Notary Public	OF TENNESSEE NOTARY
STATE OF TENDESCRIP, MAYOU GOVE	0	PUBLIC TOURY COUNTY
STATE OF TENNESSEE - MAURY COU		Sion Expires Of the
I hereby affirm that the actual consideration whichever is greater is \$125,000.00.	a for this transfer or value of the prop	erty transferred,
	Affiant Affiant	dell
Subscribed and swom to before me, this 4	Armani 	STATE STATE
My commission expires:	Jeani Chuis	OF TENNESSEE NOTARY
	Notary Public	PUBLIC PUBLIC
NEW PROPERTY OWNERS:	PERSON(S) RESPONSIBLE	FOR TAXES:
Teresa Rice Mitchell	Teresa Rice Mitchell	
5809 Godwin Road	5809 Godwin Road	 .
Santa Fe. Tennessee 38482	Santa Ea Tannagan 29492	

Prepared by: T. Jake Wolaver Middle Tennessee Law Group, PLLC 809 South Main Street Columbia, TN 38401

Return to Middle Tennessee Law Group, PLLC



F TENNESSEE, MAURIT OHN FLEMING

SCRIVENER'S AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby state and affirm as follows:

- 1. That I, T. Jake Wolaver, am an attorney in Columbia, Tennessee, and did prepare that certain Warranty Deed from Bruce A. Odom, an unmarried man, and Justin B. Odom, an unmarried man, to Teresa Rice Mitchell, dated June 4, 2015, of record in Book R2323, Page 1359, in the Register's Office of Maury County, Tennessee; and that certain Deed of Trust from Teresa Rice Mitchell, a/k/a Teresa R. Mitchell, f/k/a Teresa L. Rice and husband, Tommy Ray Mitchell, to Gene Davidson as Trustee for United States of America, acting through the Farm Service Agency, United States Department of Agriculture, dated June 4, 2015, of record in Book R2323, Page 1362, Register's Office of Maury County, Tennessee.
- That a discrepancy was contained in the aforementioned instruments, to wit: The legal description contained in said Warranty Deed, said legal also being Tract 1 in recorded Deed of Trust, referenced the incorrect page number of the recorded survey plat. The incorrect reference was stated to be Plat Book P20, Page 235 when in fact the correct reference should have been Plat Book P20, Pages 255 and 256.
- 3. That the purpose of this scrivener's affidavit is to correct the aforementioned mistakes in the said instruments.

IN WITNESS WHEREOF, the undersigned has set forth his hand this 28 day of T. Jake Wolger February, 2017.

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, T. Jake Wolaver, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

WIT UB98 the fland, at office, this day of February, 2017.

My commission Offices:
NOTAN

BUBLIC

PUBLIC

Notary Public

X:\TR\REAL EST REpaires 67 Scriveners Affidavit Legal 2.2017.doc

Position 5

FSA-2029 TN (03-08-11)

Initial TRY date 4/4/15

TRM 6/4/15

The form of this instrument was drafted by the Office of the General Counsel of the United States Department of Agriculture, Washington, D.C., and the material in the blank spaces in the form was inserted by or under the direction of

(See Page 6 for Privacy Act and Public Burden Statements)
Pursuant to Tennessee Code Annotated
stes
Section 67-4-409, the maximum principal
indebtedness for Tennessee recording tax
purposes is \$0.00. This is an exempt
transaction because of a governmental
agency – FSA – is the holder of the
indebtedness.

FSA-2029 TN (03-08-11) Page 1 of 6

Tile

T. Jake Wolaver
(Name)

Tisher, Wolaver, Free, Carter &
Lynn, PLLC

809 S. Main Street,
Columbia, Tennessee 38401
(Address)

UNITED STATES DEPARTMENT OF AGRICULTURE Farm Service Agency

REAL ESTATE DEED OF TRUST FOR TENNESSEE

THIS DEED OF TRUST ("instrument")			ne 4,		, 20	15	The gran		Teresa Rice
Mitchell, a/k/a Teresa R.	Mitchell,	f/k/a	Teresa	L. Ri	.ce	and	husband,	Топпу	Ray Mitchell
("Borrower") whose mailing address is	· .	5809	Godwin	Road,	Sa	nta	Fe, Tenn	essee	
The trustee is Gene	Davidson		, Sta	te Executi	ive Di	irector	of the Farm S	ervice Ag	ency for the state of
Tennessee	(Trustee"). The be						_	the Farm Service
Agency, United States Department of Ag Nashville, TN 37203									
This instrument secures the following pro which have been executed or assumed by debt upon any default:	missory notes, ass Borrower unless	sumption otherwise	agreements noted, are	, and/or si payable to	hared the (appre Govern	ciation agreen unent, and au	ents (coll horize acc	ectively called "note") eleration of the entire
Date of Instrument	Principal An	nount			ual R Intere				Date of Final
									,
(The interest rate for any limited resource provided in Government regulations and	the note.)	or limited	resource of	erating lo	ans s	ecured	by this instru	ment may	be increased as
By execution of this instrument, Borrowe	r acknowledges re	eceipt of a	ll of the pro	oceeds of	the lo	an or I	oans evidence	d by the a	bove note.
This instrument secures to the Governme amount due under any Shared Appreciati interest, made by the Government; and (4 agreements.	on Agreement entr	ered into r	nursuant to	7 U.S.C. (8 200	1 (3) (sayment of all	advances	and evacading a mich
In consideration of any loan made by the evidenced by the note, Borrower irrevocating the State of Tennessee, County or County	bly grants and cor	r the Con	solidated Fa	arm and R	tural l powe	Develor of sa	opment Act, 7 ic, the followi	U.S.C. § ng describ	1921 <u>et. seq.</u> as ed property situated :
	Sec	attached	Exhibit A i	for legal d	escriț	otion.			
together with all rights (including the righthereditaments, appurtenances, and impro	nts to mining produ vements now or la	ucts, grav ter attach	el, oil, gas, ed thereto, t	coal or of the rents, i	her m issues	inerals and p	s), interests, ex rofits thereof,	isements, : revenues :	fixtures, and income

therefrom, all water, water rights, and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, or condemnation of any part thereof or interest therein (collectively called "the property"). This instrument constitutes a security agreement and financing statement under the Uniform Commercial Code and creates a security interest in all items which may be deemed to be personal property, including but not limited to proceeds and accessions, that are now or hereafter included in, affixed, or attached to "the property."

Borrower COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the property and that the property is unencumbered, except for encumbrances of record. Borrower warrants and will defend the title to the property against all claims and demands, subject to any encumbrances of record.

This instrument combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform trust deed covering real property.

UNIFORM COVENANTS. Bottower COVENANTS AND AGREES as follows:

- 1. Payment. Borrower shall pay promptly when due any indebtedness to the Government secured by this instrument.
- 2. Fees. Borrower shall pay to the Government such fees and other charges that may now or later be required by Government regulations.
- 3. Application of payments. Unless applicable law or Government's regulations provide otherwise all payments received by the Government shall be applied in the following order of priority: (a) to advances made under this instrument; (b) to accrued interest due under the note; (c) to principal due under the note; (d) to late charges and other fees and charges.
- 4. Taxes, liens, etc. Borrower shall pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against the property and promptly deliver to the Government without demand receipts evidencing such payments.
- 5. Assignment. Borrower grants and assigns as additional security all the right, title and interest in: (a) the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or taking by eminent domain or otherwise of any part of the property, or for conveyance in lieu of condemnation; (b) all bonuses, rentals, royalties, damages, delay rentals and income that may be due or become due and payable to the Borrower or Borrower's assigns under any existing or future oil, gas, mining or mineral lease covering any portion of the property; and (c) all rents, issues, profits, income and receipts from the property and from all existing or future leases, subleases, licenses, guaranties and any other agreements for the use and occupancy of any portion of the property, including any extensions, renewals, modifications or substitutions of such agreements. Borrower warrants the validity and enforceability of this assignment.

Borrower authorizes and directs payment of such money to the Government until the debt secured by this instrument is paid in full. Such money may, at the option of the Government, be applied on the debt whether due or not. The Government shall not be obligated to collect such money, but shall be responsible only for amounts received by the Government. In the event any item so assigned is determined to be personal property, this instrument will also be regarded as a security agreement.

Borrower will promptly provide the Government with copies of all existing and future leases. Borrower warrants that as of the date of executing this instrument no default exists under existing leases. Borrower agrees to maintain, and to require the tenants to comply with, the leases and any applicable law. Borrower will obtain the Government's written authorization before Borrower consents to sublet, modify, cancel, or otherwise after the leases, or to assign, compromise, or encumber the leases or any future rents. Borrower will hold the Government harmless and indemnify the Government for any and all liability, loss or damage that the Government may incur as a consequence of this assignment.

- 6. Insurance. Borrower shall keep the property insured as required by and under insurance policies approved by the Government and, at its request, deliver such policies to the Government. If property is located in a designated flood hazard area, Borrower also shall keep property insured as required by 42 U.S.C. § 4001 gt. seq. and Government regulations. All insurance policies and renewals shall include a standard mortgagee clause.
- 7. Advances by Government. The Government may at any time pay any other amounts required by this instrument to be paid by Borrower and not paid by Borrower when due, as well as any cost for the preservation, protection, or enforcement of this lien, as advances for the account of Borrower. Advances shall include, but not be limited to, advances for payments of real property taxes, special assessments, prior liens, hazard insurance premiums, and costs of repair, maintenance, and improvements. All such advances shall bear interest at the same rate as the note which has the highest interest rate. All such advances, with interest, shall be immediately due and payable by Borrower to the Government without demand. No such advance by the Government shall relieve Borrower from breach of Borrower's covenant to pay. Any payment made by Borrower may be applied on the note or any secured debt to the Government, in any order the Government determines.
- 8. Protection of lien. Borrower shall pay or reimburse the Government for expenses reasonably necessary or incidental to the protection of the lien and its priority and the enforcement or compliance with this instrument and the note. Such expenses include, but are not limited to: costs of evidence of title to, and survey of, the property, costs of recording this and other instruments; autorneys' fees, trustees' fees; court costs, and expenses of advertising, selling, and conveying the property.
 - 9. Authorized purposes. Borrower shall use the loan evidenced by the note solely for purposes authorized by the Government.

Initial TRN date (4/15 TRN 6/4/15

FSA-2029 TN (03-08-11) Page 2 of 6

- 10. Repair and operation of property. Borrower shall: (a) maintain improvements in good repair, (b) make repairs required by the Government, (c) comply with all farm conservation practices and farm management plans required by the Government, and (d) operate the property in a good and husbandlike manner. Borrower shall not (e) abandon the property, (f) cause a permit waste, lessening or impairment of the property; or (g) cut, remove, or lease any timber, gravel, oil, gas, coal, or other minerals without the written consent of the Government, except as necessary for ordinary domestic purposes.
 - 11. Legal compliance. Borrower shall comply with all laws, ordinances, and regulations affecting the property.
- 12. Transfer or encumbrance of property. Except as provided by Government regulations, the Borrower shall not lease, assign, sell, transfer, or encumber, voluntarily or otherwise, any of the property without the written consent of the Government. The Government may grant consents, partial releases, subordinations, and satisfactions in accordance with Government regulations.
- 13. Inspection. At all reasonable times the Government may inspect the property to ascertain whether the covenants and agreements contained in this instrument are being performed.
- 14. Hazardous substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any hazardous substances on or in the property. The preceding sentence shall not apply to the presence, use, or storage on the property of small quantities of hazardous substances that are generally recognized to be appropriate to normal use and maintenance of the property. Borrower covenants that Borrower has made full disclosure of any such known, existing hazardous conditions affecting the property. Borrower shall not do, nor allow anyone else to do, anything affecting the property that is in violation of any Federal, state, or local environmental law or regulation. Borrower shall promptly give the Government written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the property and any hazardous substance or environmental law or regulation of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any hazardous substance affecting the property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with applicable environmental law and regulations. As used in this paragraph, "hazardous substances by environmental law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph, "environmental law" means Federal laws and regulations and laws and regulations of the jurisdiction where the property is located that relate to health, safety or environmental protection.
- 15. Adjustment; release; waiver; forbearance. In accordance with Government regulations, the Government may: (a) adjust the interest rate, payment, terms or balance due on the loan, (b) increase the mortgage by an amount equal to deferred interest on the outstanding principal balance, (c) extend or defer the maturity of, and renew and reschedule the payments on the note, (d) release any party who is liable under the note from liability to the Government, (e) release portions of the property and subordinate its lien, and (f) waive any other of its rights under this instrument. Any and all of this can and will be done without affecting the lien or the priority of this instrument or Borrower's liability to the Government for payment of the note secured by this instrument unless the Government provides otherwise in writing. HOWEVER, any forbearance by the Government whether once or often in exercising any right or remedy under this instrument, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.
- 16. Graduation. If the Government determines that Borrower may be able to obtain a loan from a responsible cooperative or private credit source at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, upon the Government's request, apply for and accept such a loan in sufficient amount to pay the note secured by this instrument and to pay for stock necessary to be purchased in a cooperative lending agency in connection with such loan.
- 17. Forfeiture. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in the Government's good faith judgment could result in forfeiture of the property or otherwise materially impair the lien created by this instrument or the Government's security interest. Borrower may cure such default by causing the action or proceeding to be dismissed with a ruling that precludes forfeiture of the Borrower's interest in the property or other material impairment of the lien created by this security instrument or the Government's security interest.
- 18. False statement. Borrower also shall be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to the Government (or failed to provide the Government with any material information) in connection with the loan evidenced by the note.
- 19. Cross collateralization. Default under this instrument shall constitute default under any other security instrument held by the Government and executed or assumed by Borrower. Default under any other such security instrument shall constitute default under this instrument.
- 20. Highly erodible land; wetlands. Any loan secured by this instrument will be in default if Borrower uses any loan proceeds for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity as provided in 7 C.F.R. part 1940, subpart G, or any successor Government regulation.
- 21. Non-discrimination. If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling" and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so: (a) neither Borrower nor anyone authorized to act for Borrower will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling to anyone because of race,

Initial TRM date 6/4/15

TRM 6/4/15

FSA-2029 TN (03-08-11) Page 3 of 6

color, religion, sex, national origin, disability, familial status or age, and (b) Borrower recognizes as illegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants on the dwelling relating to race, color, religion, sex, national origin, disability, familial status or age.

- 22. Notices. Notices given under this instrument shall be sent by certified mail unless otherwise required by law. Such notices shall be addressed, unless and until some other address is designated in a notice, in the case of the Government to the State Executive Director of the Farm Service Agency at the mailing address shown above, and in the case of Borrower at the address shown in the Government's Finance Office records which normally will be the same as the mailing address shown above).
- 23. Governing law; severability. This instrument shall be governed by Federal law. If any provision of this instrument or the note or its application to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this instrument or the note which can be given effect without the invalid provision or application. The provisions of this instrument are severable. This instrument shall be subject to the present regulations of the Government, and to its future regulations not inconsistent with the express provisions hereof. All powers and agencies granted in this instrument are coupled with an interest and are irrevocable by death or otherwise; and the rights and remedies provided in this instrument are cumulative to remedies provided by law.
- 24. Successors and assigns; joint and several covenants. The covenants and agreements of this instrument shall bind and benefit the successors and assigns of Government and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who costigns this instrument but does not execute the Note: (a) is co-signing this instrument only to mortgage, grant and convey that Borrower's interest in the property under this instrument; (b) is not personally obligated to pay the sums secured by this instrument; and (c) agrees that the Government and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this instrument or the note without that Borrower's consent.
- 25. No merger. If this instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the property, the leasehold and the fee title shall not merge unless the Government agrees to the merger in writing. If the property is conveyed to the Government, title shall not merge (unless the Government elects otherwise) and the lien provided under this instrument shall not be affected by such conveyance.
- 26. Time is of the essence. Time is of the essence in the Borrower's performance of all duties and obligations under this instrument.

NON-UNIFORM COVENANTS. Borrower further COVENANTS AND AGREES as follows:

- 27. Default; death; incompetence; bankruptcy. Should default occur in the performance or discharge of any obligation in this instrument or secured by this instrument, or should the Borrower die or be declared incompetent, or should the Borrower be discharged in bankruptcy or declared an insolvent or make an assignment for the benefit of creditors, the Government, at its option, with or without notice, may:
 (a) declare the entire amount unpaid under the note and any debt to the Government hereby secured immediately due and payable, (b) for the account of Borrower incur and pay reasonable expenses for repair or maintenance of, and take possession of, operate or rent the property, (c) upon application by it and production of this instrument, without other evidence and without notice of hearing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, (d) authorize and request Trustee to foreclose this instrument and self the property as prescribed by law, and (e) enforce any and all other rights and remedies provided herein or by present or future law.
- 28. Foreclosure. At the request of the Government, Trustee may foreclose this instrument by advertisement and sale of the property as provided by law, for cash or secured credit at the option of the Government, personal notice of which sale need not be served on Borrower; such sale may be adjourned from time to time without other notice than oral proclamation at the time and place appointed for such sale; and at such sale the Government and its agents may bid and purchase as a stranger, Trustee at Trustee's option may conduct such sale without being personally present through Trustee's delegate authorized by Trustee for such purpose orally or in writing, and Trustee's execution of a conveyance of the property or any part thereof to any purchaser at foreclosure sale shall be conclusive evidence that the sale was conducted by Trustee personally or through Trustee's delegate duly authorized in accordance herewith; and the Government shall be entitled to take a deficiency judgment against the Borrower for any amount remaining unpaid after due application of the proceeds from said sale.
- 29. State law. Borrower agrees that the Government will not be bound by any present or future State laws (a) providing for valuation, appraisal, homestead or exemption of the property, (b) prohibiting maintenance of any action for a deficiency judgment or limiting the amount thereof or the time within which such action must be brought, (c) prescribing any other statute of limitations, (d) allowing any right of redemption or possession following any foreclosure sale, or (e) limiting the conditions which the Government may by regulation impose, including the interest it may charge, as a condition of approving a transfer of the property to a new Borrower. Borrower expressly waives the benefit of any such State laws.
- 30. Assignment of leases and rents. Borrower agrees that the assignment of leases and rents in this instrument is immediately effective on the recording of this instrument. Upon default, the Borrower will receive any rents in trust for the Government, and Borrower will not commingle the rents with any other funds. Any amounts collected shall be applied at the Government's discretion first to costs of managing, protecting and preserving the property, and to any other necessary related expenses. Any remaining amounts shall be applied to reduce the debt evidenced by the notes. Borrower agrees that the Government may demand that Borrower and Borrower' tenants pay all rents due or to become due directly to the Government if the Borrower defaults and the Government notifies Borrower of the default. Upon such notice, Borrower will endorse and deliver to the Government any payments of rents. If the Borrower becomes subject to a bankruptcy, then Borrower agrees that the Government is entitled to receive relief from the automatic stay in bankruptcy for the purpose of enforcing this assignment.

Initial TRM date 6/4/15

TRM 6/4/15

FSA-2029 TN (03-08-11) Page 4 of 6

31. Application of foreclosure proceeds. The proceeds of foreclosure sale shall be applied in the following order to the payment of (a) costs and expenses incident to enforcing or complying with this instrument, (b) any prior liens required by law or a competent court to be so paid, (c) the debt evidenced by the note and all other debt to the Government secured by this instrument, (d) inferior liens of record required by law or a competent court to be so paid, (e) at the Government's option, any other debt of Borrower to the Government, and (f) any balance to Borrower. If the Government is the successful bidder at foreclosure or other sale of all or any part of the property, the Government may pay its share of the purchase price by crediting such amount on any debts of Borrower owing to the Government in the order prescribed above.

32. Substitute trustee. The Government and its assigns, without notice and without specifying any reason therefore, may appoint a substitute trustee by filing for record in the office where this instrument is recorded an instrument of appointment. The substitute trustee may or may not be an employee of the Government. Upon such filing, all the estates, rights, powers, and trusts granted to Trustee shall transfer to the substitute trustee. Any right to notice of substitution and bond from any trustee are hereby waived.

By signing below, Borrower accepts and agrees to the terms and covenants contained in this instrument and in any rider executed by Borrower and recorded with this instrument.

Teresa Rice Mitchell (BEAL)	Tommy Ray Mitchell (SEAL)
(SEAL)	(SEAL)
ACKNOWLEDGMENTS	
STATE OF TENNESSEE	
COUNTY OF MAURY Ss. (Individual)	
Mitchell, a/k/a Teresa R. Mitchell, f/k/a Teresa L. Ric	
to be known to me to be the same person(s) whose name is subscribed to the foregoing inst delivered the instrument as (his or her free) and voluntary act, for the uses and purposes set	
	Jane Dows
My commission expires:	NOTARY PUBLIC
April 23, 2018	0
My commission expires: April 23, 2018 STATE TENNESSEE NOTARY PUBLIC AUTOMORPHICAL STATE TOP TOP TOP TOP TOP TOP TOP T	

The foregoing instrument was acknowledged before	ss.	(Corporation)	day o	f June 2015 by President and Secretary of
corporation, on behalf of the corporation.		,a		
My commission expires:				OTARY PUBLIC
STATE OF TENNESSEE COUNTY OF	} ss.	(Partnership)		
The foregoing instrument was acknowledged before	me this		day of	, by
	·	,a	pertner	, Partners, on behalf of the
			partition	amp.
My commission expires:			N	OTARY PUBLIC

A.

Note: The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. 552a - as amended). The authority for requesting the information identified on this form is the Consolidated Farm and Rural Development Act, as amended (7 U.S.C. 1921 et. seq.). The information will be used to determine eligibility and feasibility for loans and loan guarantees, and servicing of loans and loan guarantees. The information collected on this form may be disclosed to other Federal, State, and local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in the applicable Routine Uses identified in the System of Records Notice for USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial for loans and loan guarantees, and servicing of loans and loan guarantees. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0237. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD).

To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.

Initial/18M date 6/4/15
TRM 6/4/15

FSA-2029 TN (03-08-11) Page 6 of 6

Exhibit "A"

Tract 1

Real estate located in the 1st Civil District of Maury County, Tennessee, and more particularly described as follows:

Located in the First (1st) Civil District of Maury County, Tennessee, and being Lot No. A-2 (Parent Tract), containing 41.60 acres, of FINAL PLAT OF LOT 1 BETTY PAULETTE S. BAXTER, as shown on plat of record in Plat Book P20, Page 235, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Teresa Rice Mitchell by deed of record in Book

13333, Page /359, in the Register's Office of Maury County,
Tennessee.

Tax Map & Parcel: 020-010.00, Parent Parcel

Tract 2

Located in the First (1st) Civil District of Maury County, Tennessee, and being Tract No. 6 of the David L. and Wanda N. Rice Property as shown on plat of record in Plat Book 7, Page 285, Register's Office of Maury County, Tennessee, and containing 12.13 acres.

Being the same property conveyed to Teresa L. Rice by deed of record in Deed Book 825, Page 7, in the Register's Office of Maury County, Tennessee. See also, deed conveying to Teresa R. Mitchell of record in Deed Book R2313, Page 923, in the Register's Office of Maury County, Tennessee.

Tax Map & Parcel: 032-055.06.

BK/PG:R2323/1362-1368

15006794

=	
7 POS : AL - THUST DEED	
SUBIR MACE: 160236	
06/09/2015 - 03:37 PM	
VALEE	0,00
MORGAN IN	0.00
TRAFFIER TAX	6.00
TRECORDING FEE	35.00
	2.00
MAN C. WHEN SHEET	0 . Da
TOTAL ABJURY	37.00
	ALIES Y

JOHN FLEMING

Application for Greenbelt Assessment - Agricultural

The Agricultural, Forest and Open Space Land Act of 1976 ("Greenbelt Law") permits qualifying land to be assessed for property taxes at its use value rather than its fair market value which might be based on a more intensive use. YOU MAY BE LIABLE FOR "ROLLBACK" TAXES later if the land approved for greenbelt is converted to other uses or disqualified for greenbelt as the result of a sale or otherwise. The amount due would be the tax saved during the last three years of greenbelt classification. Before applying, you should carefully review this application and additional information about the greenbelt program which should be provided by your assessor.

Since April 14, 1992, the law requires that property must be actually used as agricultural land in order to qualify for the agricultural use classification. It must be part of a farm "engaged in the production or growing of crops, plants, animals, nursery, or floral products." The assessor may presume that property is used as agricultural land if it earns an average annual gross agricultural income of \$1,500 or more over any three years in greenbelt. However, the assessor will also consider other available evidence indicating how the property is actually used. The assessor may ask you about property income, ownership and other information needed to determine how the property is used and how it should be valued. Complete the remainder of this application to have your property considered for greenbelt.

	_	Description of	of Property		
District/Ward	Map/Block/Grou	p Control Map	Parcel	Special Interest	Acres
0\		<u> </u>	010 03	චග	42.69
1. Name:	eresa Rice	Mitche	1.1	8. Source of Ti	t la.
		Godwin Rd	_		k: R2323
2. Maning	Santa Fe,	TN 384			1354
3 Address	of Property:		<u>8</u> =	Page: Other:	1337
J. Audiess	Santa Fe		22	Other: K	
4 Total Act	eage: 42.69	10 301	<u>ra</u>		<i>3</i> 31
	nate acreage in cro		har active form	- Fac UD 169	
6 Current	crop(s) or other ag	rp, pasture or ou vicultural avadu	net went own	ated wield on	-
	which will be sold:	ricultul at ht odu	cr(s) and expe	cten Atem of	
	duct	Fyne	cted Yield or S	alae	
Chit			ver\$1500		
	<u> </u>		<u>ver 91322</u>	*	
					
7. Do von o	wn other property	in this county w	which has been	annraved	
	belt?	In this county +	MICH HAS DEEN	aphrosen	
		-			
nderstand the as his minimum inc	l income of at least \$ sessor may presume come, unless I prove	1,500 per year on a the property is not otherwise that the p	verage over any used as agriculti property is actual	ner certify that the pro three years it is classi ural land if the propert lly being used as a far	fied "greenbelt." by does not prod m. I have read a
nderstand the as his minimum inconderstand the re wnership of the	income of at least \$ sessor may presume come, unless I prove equirements for green property which migh	1,500 per year on a the property is not otherwise that the p belt eligibility and	verage over any used as agriculto property is actual agree to notify the	ner certify that the pro three years it is classi- ural land if the propert lly being used as a far- the assessor of any cha- ty for greenbelt.	perty will produ fied "greenbelt; by does not produ m. I have read a unge in the use o
nderstand the as his minimum inconderstand the re ownership of the	income of at least \$ sessor may presume come, unless I prove equirements for green property which migh	1,500 per year on a the property is not otherwise that the p belt eligibility and	verage over any used as agriculto property is actual agree to notify the	ner certify that the pro three years it is classi- ural land if the propert lly being used as a far- the assessor of any cha- ty for greenbelt.	perty will produ fied "greenbelt." by does not prod m. I have read a
nderstand the ashis minimum inconderstand the rewnership of the pated: $8-3$	income of at least \$ sessor may presume come, unless I prove equirements for green property which might 1 1 1 1 1 1 1 1 1	1,500 per year on a the property is not otherwise that the p belt eligibility and affect the eligibil	verage over any used as agriculturoroperty is actual agree to notify this property of this property in the property of the property ore me personal!	ner certify that the pro three years it is classi- ural land if the propert lly being used as a far- the assessor of any cha- ty for greenbelt.	perty will produ fied "greenbelt." by does not prod m. I have read a unge in the use o
inderstand the ashis minimum inconderstand the rewnership of the Dated: 8-2 On this 24th downer, to me knowner, to me knowner,	income of at least \$ issessor may presume come, unless I prove equirements for green property which might also of August with the better person in the present income.	1,500 per year on a the property is not otherwise that the p belt eligibility and at affect the eligibil	verage over any used as agriculturoroperty is actual agree to notify this property of this property in the property of the property ore me personal!	ner certify that the pro three years it is classi- ural land if the propert lly being used as a far- the assessor of any cha- ty for greenbelt.	perty will produ fied "greenbelt." by does not prod m. I have read a unge in the use o
understand the as his minimum inconderstand the recovership of the Dated: 8-2	income of at least \$ sessor may presume come, unless I prove equirements for green property which might 1 1 1 1 1 1 1 1 1	1,500 per year on a the property is not otherwise that the p belt eligibility and at affect the eligibil	verage over any used as agriculturoroperty is actual agree to notify this property of this property in the property of the property ore me personal!	ner certify that the pro three years it is classi- ural land if the propert lly being used as a far- the assessor of any cha- ty for greenbelt.	perty will produ fied "greenbelt." by does not prod m. I have read a unge in the use o
inderstand the ashis minimum inconderstand the rewnership of the Dated: 8-2 On this 24th downer, to me knowner, to me knowner,	income of at least \$ issessor may presume come, unless I prove equirements for green property which might also of August with the better person in the present income.	1,500 per year on a the property is not otherwise that the p belt eligibility and at affect the eligibil	verage over any used as agricultion operty is actual agree to notify thity of this proper Property ore me personall to executed the face of the second of th	three years it is classical land if the properties being used as a far the assessor of any charty for greenbelt. Young	perty will produ fied "greenbelt." by does not prod m. I have read a unge in the use o
inderstand the ashis minimum incommentation of the covered: \mathcal{E} - \mathcal{E}	income of at least \$ issessor may presume come, unless I prove equirements for green property which might also of August with the better person in the present income.	1,500 per year on a the property is not otherwise that the pelt eligibility and it affect the eligibil, 20 17, bef described in and will deed.	verage over any used as agriculturoroperty is actual agree to notify this property of this property in the property of the property ore me personal!	ner certify that the prothree years it is classical land if the propertily being used as a far the assessor of any charty for greenbelt. Owner y owner y appeared the above foregoing certification Public	perty will produ fied "greenbelt." by does not prod m. I have read a ange in the use o
inderstand the ashis minimum inconstand the rewinership of the Dated: $S-2$ on this 24% owner, to me knowner, to me knowner	income of at least \$ issessor may presume come, unless I prove equirements for green property which might also of August with the person of th	1,500 per year on a the property is not otherwise that the potential that the potential transfer the eligibility and it affect the eligibility and	verage over any used as agricultion operty is actual agree to notify thity of this proper Property ore me personall to executed the face of the second of th	three years it is classical land if the properties being used as a far the assessor of any charty for greenbelt. Young	perty will produ fied "greenbelt." by does not prod m. I have read a ange in the use o
nderstand the ashis minimum inderstand the rewnership of the Dated: 8-2 on this 24th downer, to me knows execution as (income of at least \$ issessor may presume come, unless I prove equirements for green property which might also of August with the person this (her) free act and expires: Ol-19-2 ON MUST BE ACCOMMUST	1,500 per year on a the property is not otherwise that the p belt eligibility and it affect the eligibil , 20 17, bef described in and will deed. MPANIED	verage over any used as agricultion operty is actual agree to notify thity of this proper Property ore me personall to executed the face of the second of th	three years it is classical land if the properties being used as a far the assessor of any charty for greenbelt. Owner y appeared the above foregoing certification ASSESSOR':	perty will produ fied "greenbelt." by does not produm. I have read a large in the use of the large in the use of manned property a, and acknowle
understand the as his minimum inconderstand the recovered: Dated: On this 24th downer, to me knowner, to me k	income of at least \$ issessor may presume come, unless I prove equirements for green property which might ay of August with the person his (her) free act and expires: O/-P-2 ON MUST BE ACCOUNT RECORDATION F	1,500 per year on a the property is not otherwise that the p belt eligibility and it affect the eligibil , 20 17, bef described in and will deed. MPANIED EE, OR	verage over any used as agricultion operty is actual agree to notify thity of this proper Property ore me personall to executed the face of the second of th	ner certify that the prothree years it is classical land if the propertily being used as a far the assessor of any charty for greenbelt. Young young yappeared the above foregoing certification of the public ASSESSOR'S Approved	perty will produ fied "greenbelt." by does not produm. I have read a large in the use of the large in the use of manned property a, and acknowle
anderstand the ashis minimum incomment of the resources. On this 24th downer, to me knowner, to	income of at least \$ issessor may presume come, unless I prove equirements for green property which might also of August with the person this (her) free act and expires: Ol-19-2 ON MUST BE ACCOUNT RECORDATION FOR THE PROPERTY MADE FOR	1,500 per year on a the property is not otherwise that the post the post the post the post that the post the post the post the post the post the post the po	verage over any used as agriculturoperty is actual agree to notify thity of this property ore me personall the executed the investment of the executed	three years it is classical land if the properties being used as a far the assessor of any charty for greenbelt. Owner y appeared the above foregoing certification ASSESSOR':	perty will produ fied "greenbelt." by does not produm. I have read a large in the use of the large in the use of manned property a, and acknowle
inderstand the as his minimum inconderstand the recovered: On this 24th downer, to me knowner,	income of at least \$ issessor may presume come, unless I prove equirements for green property which might also of August with the person his (her) free act and expires: Ol-P-2 ON MUST BE ACCOUNT RECORDATION F SEMENTS MADE FOR	1,500 per year on a the property is not otherwise that the post the post the post the post that the post the post the post the post the post the post the po	verage over any used as agriculturoperty is actual agree to notify thity of this property ore me personall the executed the investment of the executed	ner certify that the prothree years it is classical land if the propertily being used as a far the assessor of any charty for greenbelt. Young young yappeared the above foregoing certification of the public ASSESSOR'S Approved	perty will produ fied "greenbelt." by does not produm. I have read a large in the use of the large in the use of manned property a, and acknowle
understand the as his minimum incommerstand the recovered: $S-2$ On this 244 On this	income of at least \$ issessor may presume come, unless I prove equirements for green property which might also of August with the person this (her) free act and expires: Ol-19-2 ON MUST BE ACCOUNT RECORDATION FOR THE PROPERTY MADE FOR	1,500 per year on a the property is not otherwise that the post the post the post the post that the post the post the post the post the post the post the po	verage over any used as agriculturoperty is actual agree to notify thity of this property ore me personall the executed the investment of the executed	ner certify that the prothree years it is classical land if the propertily being used as a far the assessor of any charty for greenbelt. Young young yappeared the above foregoing certification of the public ASSESSOR'S Approved	perty will produ fied "greenbelt." by does not produm. I have read a large in the use of the large in the use of manned property a, and acknowle
inderstand the as his minimum inconderstand the recovered: On this 24th downer, to me knowner,	income of at least \$ issessor may presume come, unless I prove equirements for green property which might also of August with the person this (her) free act and expires: Ol-19-2 ON MUST BE ACCOUNT RECORDATION FOR THE PROPERTY MADE FOR	1,500 per year on a the property is not otherwise that the post the post the post the post that the post the post the post the post the post the post the po	verage over any used as agriculturoperty is actual agree to notify thity of this property ore me personall the executed the investment of the executed	ner certify that the prothree years it is classical land if the propertily being used as a far the assessor of any charty for greenbelt. Young young yappeared the above foregoing certification of the public ASSESSOR'S Approved	perty will produ fied "greenbelt." by does not produm. I have read a large in the use of the large in the use of manned property a, and acknowle
inderstand the as his minimum inconderstand the recovered: On this 24th downer, to me knowner,	income of at least \$ issessor may presume come, unless I prove equirements for green property which might also of August with the person this (her) free act and expires: Ol-19-2 ON MUST BE ACCOUNT RECORDATION FOR THE PROPERTY MADE FOR	1,500 per year on a the property is not otherwise that the post the post the post the post that the post the post the post the post the post the post the po	verage over any used as agriculturoperty is actual agree to notify thity of this property ore me personall the executed the investment of the executed the exe	ner certify that the prothree years it is classical land if the propertily being used as a far the assessor of any charty for greenbelt. Young young yappeared the above foregoing certification of the public ASSESSOR'S Approved	perty will produ fied "greenbelt." by does not produm. I have read a large in the use of the large in the use of manned property a, and acknowle

MAURY,

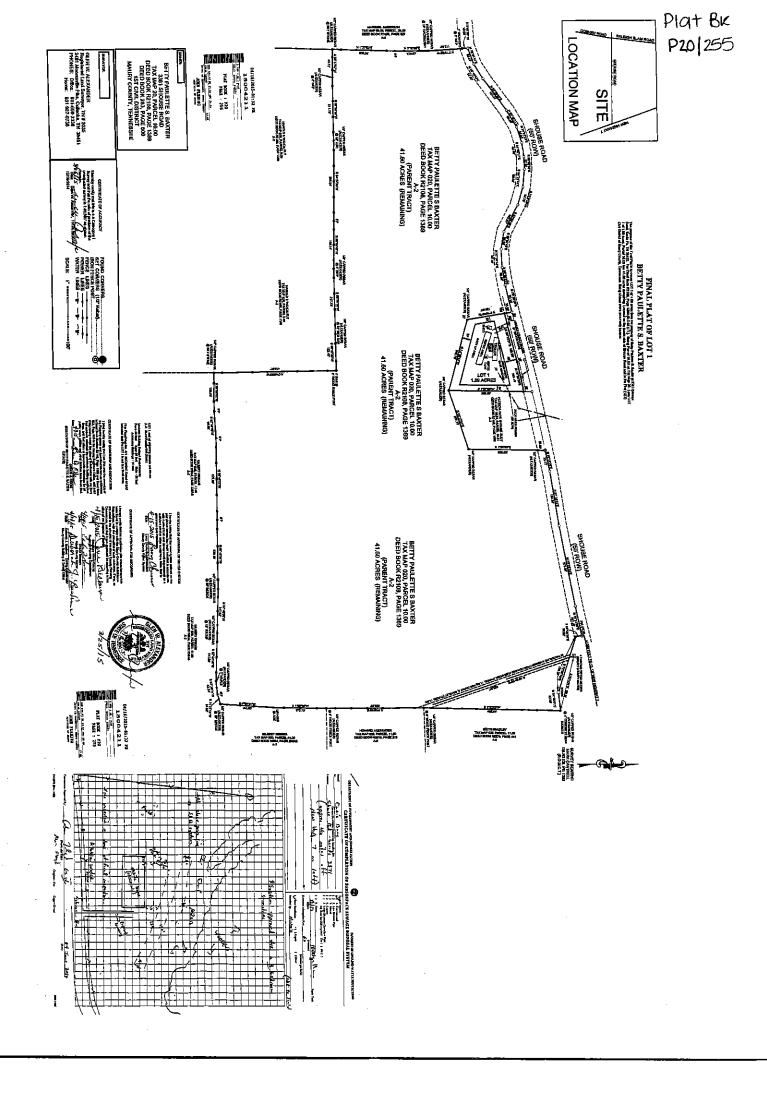
BK/PG: R2450/956-957



17012785				
2 PGS:AL-GREENBEL	.T			
JANE BATCH: 190246	08/25/2017 - 09:00 AM			
VALUE	0.00			
MORTGAGE TAX	0.00			
TRANSFER TAX	0.00			
RECORDING FEE	10.00			
ARCHIVE FEE	0.00			
DP FEE	2.00			
REGISTER'S FEE	0.00			
TOTAL AMOUNT	12.00			

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS





BK/PG:R2323/1354-1358

15006792

15000792	
5 PCS : M EMERGET	
 STRIE BATCE: 160276	
06/09/2015 - 03:35 PM	
VALUE	0.00
METCHER TAX	0.00
TRANSPER TAX	0.00
RECORDING FEE	25.00
DF FEE	2.00
MEDITARY TEE	0.00
TOTAL MEMBE	27.00
STATE of PRODUCTION MARRY COURTS	

JOHN FLEI

Prepared by:
T. Jake Wolaver
P.O. Box 1431
Columbia, TN 38402-1431

ری

WATER LINE EASEMENT DEED

This deed made this 44 day of June, 2015, by and between Bruce A. Odom and Justin B. Odom, FIRST PARTY; Keith Bradley, SECOND PARTY and Howard Alexander, THIRD PARTY; all of Maury County, Tennessee.

WITNESSETH:

WHEREAS, SECOND PARTY is the owner of a certain lot of land immediately adjoining said land of FIRST PARTY, the same being the land conveyed to Keith Bradley by deed recorded in Book R2276, Page 439, and Book R2276, Page 441, Register's Office of Maury County, Tennessee, both of which deeds are hereby referred to for greater certainty of description; and

WHEREAS, THIRD PARTY is the owner of a certain lot of land immediately adjoining said land of FIRST PARTY, the same being the land conveyed to Howard Alexander by

deed recorded in Book R2019, Page 219, Register's Office of Maury County, Tennessee, both of which deeds are hereby referred to for greater certainty of description; and

WHEREAS, FIRST PARTY has been requested to convey a right of way easement for the construction and maintenance of a water line as more particularly set forth hereinafter.

NOW, THEREFORE, said FIRST PARTY, for a good and valuable consideration, does hereby give, grant, and convey unto SECOND PARTY and THIRD PARTY a perpetual water line easement for the construction and maintenance of a water line across the property more particularly described as follows:

Being a 15 Feet Water Line Easement over and across the property of Betty Paulette S. Baxter per Deed Book R2108, Page 1389 (R.O.M.C.T) and being Parcel 10.00 on Tax Map 20. Lying on the South side of Shouse Road and in the Northeast corner of this Parcel 10.00 and in the First Civil District of Maury County, Tennessee. Being a 15 Feet Water Line Easement from 2 existing water meter taps (Maury County Water System), on the South side of Shouse, being 15 feet wide (extending 7.50 feet on each side) thereafter being a permanent and continuous easement and right of way across the said property of Betty Paulette S. Baxter, to the East line and common corner of Keith Bradley (Parcel 11.03) per Deed Book R2276, Page 441 (R.O.M.C.T.) and Howard Alexander (Parcel 11.00) per Deed Book R2019, Page 219 (R.O.M.C.T.). Being more accurately described as follows:

Beginning at a 1/2 inch capped rebar found marking the Northwest corner of Keith Bradley (Parcel 11.03) per Deed Book R2276, Page 441 (R.O.M.C.T.) and also marking the Northeast corner of Betty Paulette S. Baxter (Parcel 10) per Deed Book R2108, Page Page 1389 (R.O.M.C.T.); thence run North 75 degrees 44 minutes 26 seconds West 190.52 feet, to a point at 2 existing water meter taps (Maury County Water System), said point being the POINT OF BEGINNING for 15 Feet Water Line Easement; thence run South 18 degrees 51 minutes 00 seconds East 533.94 feet, over and across the property of Betty Paulette S. Baxter per Deed Book R2108, Page 1389 (R.O.M.C.T) and being Parcel 10.00 on Tax Map 20, to a 1/2 inch capped rebar (Alexander) found at a 6 inch wood fence post, marking the Southwest corner of Keith Bradley (Parcel 11.03) per Deed Book R2276, Page 441 (R.O.M.C.T.) and the Northwest corner of Howard Alexander (Parcel 11.00) per Deed Book R2019, Page 219 (R.O.M.C.T.). Said described line is the centerline of said 15 Feet Water Line Easement (extending 7.50 feet on each side), per survey by Glen W. Alexander, RLS TN# 2035, 2481 Mooresville Pike, Culleoka, TN 38451, (931-698-2338), March 25, 2015.

The above described 15 Feet Water Line Easement being for the permanent and continuous rights for the mutual benefit of Keith Bradley (Parcel 11.03) and Howard Alexander (Parcel

11.00). Maintenance and future placement of any new water lines inside this easement will be shared by Keith Bradley (Parcel 11.03) and Howard Alexander (Parcel 11.00). per Deed Book R2019, Page 219 (R.O.M.C.T.).

This deed has been prepared solely upon information furnished by the FIRST PARTY. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

SECOND PARTY and THIRD PARTY will be solely responsible for the installation, maintenance and repair of said water line installed upon the above described easement and FIRST PARTY agrees that SECOND PARTY and THIRD PARTY shall have the right to go up on their land whenever the same is reasonably necessary for the purpose of installation, maintenance, and repair of said water line, including, but not limited to, the right to level the area where the easements are to be installed. SECOND PARTY and THIRD PARTY agree to level the surface of the ground after the installation of the said improvements and interfere as little as is reasonably possible with any trees, fences or other improvements upon the area covered by said easement.

The easement granted above shall be subject to the following obligations:

The easement granted herein shall run with the land and shall be binding on and shall inure to the benefit of all parties for whose benefit the easement exists, their heirs, successors and assigns.

IN TESTIMONY WHEREOF, said parties of the first part have hereunto set their signatures the day and year first above written.

Bruce A Odom

Justin B. Odom

Keith Bradley

Howard Alexander

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Bruce A. Odom, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

My commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Justin B. Odom, with whom I am

personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

Given under my hand and official seal, this

My commission expires:

Notary Public

STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Keith Bradley, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

Given under my hand and official seal this 2 day of June, 2015.

My commission expires:

Notary Public

SEANIE DAL

4

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Howard Alexander, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

the purposes therein contained.		MINIMAN AND LAND
Given under my hand and off	ficial seal, this 200	day of June, 20 of
My commission expires:	Notary Public	NOTABY OF THE PROPERTY OF THE
STATE OF TENNESSEE - MAURY COUR	NTY	Expires 03
I hereby affirm that the actual consideration whichever is greater is \$0.	for this transfer or value	of the property transferred,
	KBn	
·	Affiant	
Subscribed and swom to before me, this 2	day of June, 2015.	THINK DAMA
My commission expires:	24	OF TENNESSEE NOTARIO
	Notary Public	WALL COUNTY
NEW PROPERTY OWNERS:	PERSON(S) RE	SPONSIBLE FOR TAXES:
Bruce Odom	S	me
2499 Concord / Aurch	Road	
Columbia TI 28401	· — —	· · · · · · · · · · · · · · · · · · ·

IN THE CHANCERY COURT FOR MAURY COUNTY, TENNESSEE PROBATE DIVISION, AT COLUMBIA

IN RE: ESTATE OF

BETTY PAULETTE SHOUSE BAXTER.

Deceased.

PETITION TO PROBATE WILL

Comes the Petitioners, Bruce A. Odom, and would show to the Court as follows:

- I. Betty Paulette Shouse Baxter died on 7/12/14 at the age of 57 years. She was a resident of Maury County, Tennessee and did not have a husband or children surviving her. In her Last Will and Testament she named the Petitioner, Bruce A. Odom as Executor.
- which purports to be her Last Will and Testament. This Will was executed by her they presence of two (2) witnesses, Jerry C. Colley and Carla Rogers, who executed the same in her presence and in the presence of each other. She was of sound mint and same in her presence and in the presence of each other. She was of sound mint and same in her presence and in the presence of each other. She was of sound mint and same in her presence and in the presence of each other. She was of sound mint and same in her presence and in the presence of each other. She was of sound mint and same in her presence and in the presence of each other. She was of sound mint and same in her presence and in the presence of each other.

THEREFORE, Petitioner prays, that said paper writing dated 4/15/10 be declared to be the Last Will and Testament of Betty Paulette Shouse Baxter, deceased and that Letters Testamentary issue to the Petitioner as Executor for said Last Will and Testament. No bond is required since the Will excuses bond and inventory.

BRUCE A ODOM

COLLEY & COLLEY PC

Ву:

JERRY CICOLLEY #2375 Attorney for Petitioner PO Box 1476 Columbia TN 38402-1476 931-388-8564

IN THE CHANCERY COURT FOR MAURY COUNTY! TENNESSEE PROBATE DIVISION, AT COLUMBIA

IN RE:	ESTATE OF
	RETTY DALIL ETTE QUOLLEE C

BETTY PAULETTE SHOUSE BAXTER.

Deceased.

P -	45	 1	L
Probate No: _	 · - ·	 _	

ORDER PROBATING WILL

This matter came on to be heard this 23 day of July, 2014, upon the Petition to Probate the Last Will and Testament of Betty Paulette Shouse Baxter, deceased and upon testimony of witnesses from which the Court finds as follows:

Betty Paulette Shouse Baxter died on 7/12/14 at the age of 57 years. She was a resident of Maury County, Tennessee and did not have a husband or children surviving her.

On 4/15/10 she executed a paper writing consisting of three (3) pages, which purports to be her Last Will and Testament. This Will was executed by herein the presence of two (2) witnesses, Jerry C. Colley and Carla Rogers, who executed the same in her presence and in the presence of each other. She was of sound mine and disposing memory at the time she executed this Will.

IT IS THEREFORE ORDERED, ADJUDGED and DECREED that said paper writing dated 4/15/10 be and the same is hereby declared to be the Last Will and Testament of Betty Paulette Shouse Baxter, deceased.

IT IS FURTHER ORDER that Letters Testamentary issue to Bruce A. Odom as Executor for said Last Will and Testament. No bond is required since the Will excuses bond.

APPROVED FOR ENTRY:

COLLEY & COLLEY PC

By:

JERRY C. COLLEY #2375 Attorney for Executor PO Box 1476 Columbia TN 38402-1476 931-388-8564

LAST WILL AND TESTAMENT



BETTY PAULETTE SHOUSE BAXTER



I, BETTY PAULETTE SHOUSE BAXTER, a resident of Maury County, Tennessee, being of sound mind and disposing memory do hereby make and publish this my Last Will and Testament revoking all other Wills by me heretofore made:

FIRST: I direct that my Executor pay all of my debts and funeral expenses out of the first funds coming into his hands.

SECOND: I give, devise and bequeath all of my Disney items and figurines including 2 (two) curios, in which they are located, to Robert Deal, Sandra Deal and Tyler.

Deal. To be divided equally among them, share and share alike.

THIRD: I give, devise and bequeath real estate located at 3309 Miller Land and the real estate that I own on Shouse Road to Bruce A. Odom and Justin B. Odom, share and share alike.

personal property and financial assets to Bruce A. Odom with the directions that he divide this personal property and assets with others in any manner that he deems to be proper. He is to use sole discretion in the division of this property and has the right to take a share as he deems fit. I further direct that he do the best of his ability find a good home any pets that I may have at the time of my death.

FIFTH: I hereby nominate and appoint Bruce A. Odom, Executor, for this my Last Will and Testament and he is to serve without bond. No Inventory will be required.

WITNESS MY HAND, Columbia, Tennessee, this the 15th day of April, 2010.

BETTY PAULETTE SHOUSE BAXTER

Signed by the said BETTY PAULETTE SHOUSE BAXTER, as and for her Last Will and Testament in the presence of us, the undersigned witnesses, who at her request, and in her sight and presence, and in the presence of each other, have subscribed our names as attesting witnesses, the day and date above written.

WITN#SS

WITNESS

STATE OF TENNESSEE

COUNTY OF MAURY

We make oath or affirm that:

1. The Testatrix signed the foregoing Last Will and Testament on the date shown on same, and at the time of such signing she informed us that she signed it as her Last Will and Testament.

- 2. She signed the Last Will and Testament when we were both in her sight and presence. Contemporaneously with the signing, she requested us to sign the Last Will and Testament as her attesting witnesses, which we did in her sight and presence and in the sight and presence of each other.
- 3. The Testatrix is more than eighteen (18) years of age, and we are both more than eighteen (18) years of age.

4. In our judgment the Testatrix is legally competent to make her Last Will and Testament.

WITNESS

WITNESS

Sworn to and subscribed before me, this the 15 day of April, 2010.

My Commission Expires:

4-23-12

NOTARY PUBLIC.

P-145-14 Last Will

LARRY M. ROE CLERK & MASTER AMAURY COUNTY, TH

and

Testament

of

BETTY PAULETTE SHOUSE BAXTER

Admitted to Pobate Oh 12 Clark & Master 1-23-2014

Colley & Colley

710 N. MAIN STREET SUITE 200 COLUMBIA, TN 38401



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

2015 NOV

8/7/2014

JERRY COLLEY LEGAL COUNSEL PO BOX 1476 COLUMBIA, TN 38402 RE: PAULETTE BAXTER Last Four Of SSN 9825

Dear JERRY COLLEY:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

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,

dangelaj. Howard

The Third Party Liability Division is administered by HMS, Inc. under contract with the Department of Finance and Administration HMS, Inc. is an Equal Opportunity Employer

LARRY M. ROE CLERK & MASICI MAURY COUNTY. TH

ORDER CLOSING ESTATE

This estate came before the Clerk and Master upon a petition to close the estate pursuant to T.C.A. § 30-2-615, the record as a whole, and from all of which the Court finds:

- 1. The time for filing claims with the Clerk has expired;
- 2. No beneficiary is under disability;
- No trust is created in a will or codicil;
- 4. The claim or claims, if any, filed against the estate have been paid;
- 5. The Petitioner and any heirs-at-law of the decedent has received his/her full share of the estate;
- 6. A Probate Closure Certificate has been issued by the Commissioner of Revenue and has been filed with the Clerk of this Court;
- 7. No part of the estate escheats under the laws of the State of Tennessee.

ACCORDINGLY, IT IS ORDER THAT:

- 1. The Petition is sustained;
- 2. The representative of this estate is not required to file any further statement, account, inventory or receipt of any property, money or other items received from the estate; and
- 3. The estate is now closed and the representative of the estate and the surety on their performance bond, if any was required, are discharged and released upon payment of the final court costs.

ENTER, this the 24 day of NOVENTEE

CLERK AND WASTER

SUBMITTED AND APPROVED FOR ENTRY:

Pét**i**tioner

LARRY IA, ROE CLESK & HASTER LAURY COUNTY, 18

IN THE CHANCERY COURT FOR MAURY COUNTY, TENNESSEE PROBATE DIVISION, AT COLUMBIA

IN RE: ESTATE OF

MARY PAULINE SHOUSE.

Deceased.

Probate No: 089-09

T- •	FILED
Time	
	- CAL
	Q' COA M

PETITION TO PROBATE WILL

JUN **0 9** 2009 CHERYL P.CHURCH CLERK & MASTER

Comes the Petitioner, Paulette Baxter, and would show to the Court as follows:

- Mary Pauline Shouse died on April 28, 2009 at the age of 88 years. She was a resident of Maury County, Tennessee. Her social security number was 412-20-6778. She left surviving her two children, Paulette Baxter and Patricia Bucy. Her husband Van Buren Shouse predeceased her.
- II. On October 25th, 2000 Mary Pauline Shouse executed a paper writing consisting of two (2) pages, which purported to be her Last Will and Testament. This Will was executed by Mary Pauline Shouse in the presence of two (2) witnesses John S. Colley III and Mark A. Free who executed the same in her presence and in the presence of each other. She was of sound mind and disposing memory at the time she executed this Will and was over 18 years of age.
- III. In this Will she devises her entire estate to her two daughters, Paulette Baxter and Patricia Bucy. She names Paulette Baxter as Executrix for her Last Will and Testament. However she failed to excuse the Executrix from making bond. The personal assets in this Estate are approximately Fifty Thousand Dollars (\$50,000.00). There are no known creditors

THEREFORE Petitioners prays that Bond be waived and this is agreeable to the other heir, Patricia Bucy.

THEREFORE Petitioners prays that said paper writing dated October 25th, 2000, be declared to be the Last Will and Testament of Mary Pauline Shouse, deceased and that said Will be recorded in the Will Book for Maury County, Tennessee. Petitioner further prays that Letters Testamentary issue to her with no bond required.

AULETTE BAXTER

ATRICIA BUCY

COLLEY & COLLEY

By:

JERRY C. COLLEY #2375

Attorney for Petitioners

PO Box 1476

Columbia TN 38402-1476

931-388-8564

IN THE CHANCERY COURT FOR MAURY COUNTY, TENNESSEE PROBATE DIVISION, AT COLUMBIA

IN RE: ESTATE OF
MARY PAULINE SHOUSE,
Deceased.

Probate ND: -089-09

Time FILED

ORDER PROBATING WILL

CHERYL P. CHURCH

CI EDIK & MASTER

MAURY COUNTY

This matter came on to be heard this _____ day of June, 2009, upon the Petition of Paulette Baxter to probate the Last Will and Testament of Mary Pauline Shouse, deceased and upon testimony of witnesses from which the Court finds as follows:

Mary Pauline Shouse died on April 28, 2009 at the age of 88 years. She was a resident of Maury County, Tennessee. She left surviving her two daughters, Paulette Baxter and Patricia Bucy. Her husband Van Buren Shouse predeceased her. These two are her only heirs.

On October 25th, 2000 Mary Pauline Shouse executed a paper writing consisting of two (2) pages, which the Court finds to be her Last Will and Testament. This Will was executed by Mary Pauline Shouse in the presence of two (2) witnesses John S. Colley III and Mark A. Free who executed the same in her presence and in the presence of each other. She was of sound mind and disposing memory at the time she executed this Will. The Court further finds that the personal assets in this Estate total only Fifty Thousand Dollars (\$50,000.00) and that there are no known creditors. The Will does not excuse bond however, both Paulette Baxter and Patricia Bucy agree that bond should be waived and therefore Court waives bond

IT IS THEREFORE ORDERED, ADJUDGED and DECREED that said paper writing dated October 25th, 2000, is hereby declared to be the Last Will and Testament of Mary Pauline Shouse, deceased.

IT IS FURTHER ORDER that Letters Testamentary issue to Paulette Baxter as Executrix for said Last Will and Testament of Mary Pauline Shouse.

CLERK & MASTER

APPROVED FOR ENTRY:

COLLEY & COLLEY

By:

JERRY C. COLLEY #2: Attorney for Executrix

PO Box 1476

Columbia TN 38402-1476

931-388-8564

ENTERED

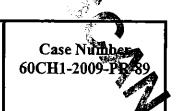
JUN **o s** 2009

Mn. Book 38 Page 303

Maury County Clerk And Master 41 Public Square Columbia, TN 38401 (931) 375-1307

LETTERS TESTAMENTARY

page 1 of 1



In the Matter of the Estate of: Mary Pauline Shouse

Deceased

P-089-09

Whereas, it appearing to this Court that the above named deceased person has made a Last Will and Testament appointing **Paulette Baxter**, **Executrix** to the same, which Will has been exhibited in this Court and proved as the law directs, and the Executor(s) having qualified according to law.

It is, accordingly, ordered that Letters Testamentary are hereby issued to the above named Executor(s), being now therefore empowered to enter into and take possession of all property rights and credits of this deceased person and to administer this estate as required by law.

In witness whereof, I have issued these Letters Testamentary.

Date: 6/10/2009	_Clop Chund
	Clerk and Master
I do solemnly swear that I will honestly and faithfu	lly discharge the duties imposed on me, according to the
terms of the Last Will and Testament and by law, i	ncluding the filing of inventory, settlement, inheritance tax
return as required by law.	& Parlette Bate
Date: 6/10/2009_	Clop Clause
Harris Charles Control of the Contro	Clerk and Master
I, Cheryl P. Church, Clerk and Master of this Cour	t, certify that:
(i) this is a Court of Record;	
(ii) the above is a true, full, and correct copy of the l	Letters Testamentary issued by this Court in this estate;
(iii) these Letters are still in full force and effect as o	of this date.
Date:	
	Clerk and Master

FILED me_<u>9!..</u>A_M LAST WILL AND TESTAMENT

OF

HERYL P. CHURCH CLERK & MASTER MAURY COUNTY, TN

JUN 0 9 2009

MARY PAULINE SHOUSE

P-089-09

S

3371 Shouse Road, Santa Fe, Tennessee 38482, being of sound mind and disposing memory do hereby make, publish and declare this my Last Will and Testament, hereby revoking any and all earlier Wills heretofore made by me.

ITEM I

I direct that all my just debts, funeral expenses and costs of administration be paid out of my general estate. I further direct that all estate and inheritance taxes which may be assessed or imposed with respect to my estate and property passing outside of my estate be paid out of my general estate. The foregoing notwithstanding, I direct that my fiduciaries, in their sole and exclusive discretion, may elect to pay or retain any debts secured by mortgages or other security instruments.

ITEM II

I hereby give, devise and bequeath my entire estate, consisting of all of the real property and personal property, which I may own at the time of my death, of whatever kind or character and wheresoever situated, to my daughters, Paulette Shouse Baxter and Patricia Shouse Bucy, to be divided equally per stirpes.

ITEM III

I hereby appoint my daughter, Paulette Shouse Baxter, to serve as Executrix of my estate. If she fails to survive me or is otherwise unable or unwilling to serve, I hereby appoint my daughter, Patricia Shouse Bucy, to serve as alternate Executrix of my estate.

I authorize said fiduciaries, in the exercise of a reasonable amount of discretion with respect to all property, real and personal, at any time forming a part of my estate, to exercise any and all powers, to deal with any property, real or personal, held in my estate, as freely as I might do in the handling of my own affairs and specifically grant to said fiduciaries the powers enumerated in Section 35-50-110, Tennessee Code Annotated, to the extent applicable, all of which provisions and powers are incorporated herein by reference as if copied herein verbatim. Said powers are granted notwithstanding that said statute may be amended hereafter or repealed at the time of my death.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of two (2) typewritten pages, including this page, and for the purpose of identification, I have initialed each page, all in the presence of the persons witnessing it at my request, on this the 2 day of Actual 2000.

Mary Pauline Shouse

<u>M.P.S.</u> M.P.S.

ENTERED

JUN 0 9 2009 Book 47 Page 371

The foregoing instrument was signed, sealed, published and declared by MARY PAULINE SHOUSE, the Testatrix, to be her Last Will and Testament in our sight and presence of each other, have hereunto subscribed our names as witnesses, this the 25 Talay , 2000. STATE OF TENNESSEE COUNTY OF MAURY **AFFIDAVIT** S. COLLEY ME after being according to law, depose and say: That they are adult citizens and residents of the State of Tennessee. That they witnessed the execution of the Last Will and Testament of MARY PAULINE SHOUSE to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testatrix and in accordance with Tennessee Code Annotated Section <u>32-2-110.</u> That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the request of the Testatrix and in her sight and presence, and in the sight and presence of each other, at the place and on the date recited in said Last Will and Testament. That the Testatrix signed said paper writing as and for her Last Will and Testament in their sight and presence. That at the time they witnessed said will, the Testatrix was, in their opinion, of 5. sound mind. Sworn to and subscribed to before me this the $\frac{25}{}$ **NOTARY PUBLIC** My Commission Expires:





STATE OF TENNESSEE 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





MAR 1 2 2010

CHERYL P. CHURCH CLERK & MASTER MAURY COUNTY, TN

6/18/2009

JERRY COLLEY LEGAL COUNSEL PO BOX 1476 COLUMBIA, TN 38402 RE: MARY PAULINE SHOUSE 412206778

Dear JERRY COLLEY:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

Χ	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
. 5 .	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
<u> </u>	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,

Aur 20

Ron Singh Manager

The Third Party Liability Division is administered by Public Consulting Group, Inc. under contract with the Department of Finance and Administration

Public Consulting Group, Inc. is an Equal Opportunity Employer

Maury County Clerk And Master 41 Public Square Columbia, TN 38401 (931) 375-1307

NOTICE TO COMMISSIONER

Care Number 60CH 2009-PR-89

page 1 of 1

In the Matter of the Estate of: Mary Pauline Shouse, Deceased

P-089-09

Commissioner of Revenu	ie – Nashville, Tem	nessee		
Sir:				
In accordance with the re	quirements of TCA	§67-8-406, I do	hereby certify to you	
Name of Decedent: Man	y Pauline Shouse			
Residence at Death: 337	1 Shouse Road, Sar	nta Fe, TN 38482		
Date of Death: 4/28/200	9	-	Age at Death: 88	
The second of th	4	'	Court of Maury County, Tennessee, there has th	is
•		•	the below-named estate:	
Name:	PAULETTE BAXTER	, .SE		
Title:	EXECUTRIX	· · · · · · · · · · · · · · · · · · ·		
Address:	3309 MILLER LAN SANTA FE, IN 3	E 8482		
The executor/adm	inistrator/trustee es	timates that the g	ross value of the property of the above-named	
estate is <u>\$ 103,000.00</u>		roximately.		
Witness my hand, under	seal of office, at	COLUMBIA	, in the above-named County and State of	
Tennessee this	2009			
		County Clerk		-
		Cheryl P. Chu	inch, Cliffe & Master Church / 1415	-
			•	

Note: This notice of the qualification of Administrator or Executor must be given to the Commissioner of Revenue in each and every estate, irrespective of the value thereof. (TCA §67-8-406)

Rev. 11/07



TENNESSEE DEPARTMENT OF REVENUE

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

January 10, 2010

ESTATE OF MARY P SHOUSE ATTN: **JERRY COLLEY**

PO BOX 1476

38402-1476 COLUMBIA TN

hilldulululliandidadhidalliadilliadilliadill

Account Type:

Account No.:

441396670

 E^{\pm}

Date of Death: County:

June 10, 2009 MAURY

INHERIT TX

MAR 1 2 2010

CHERYL P. CHURCH CLERK & MASTER MAURY COUNTY, TN

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 MARY P SHOUSE ATTN: JERRY COLLEY PO BOX 1476 COLUMBIA, TN 38402-1476

January 10, 2010 Account Type: Account No Date of Death: County:

INHERIT TX 441396670 June 10, 2009 MAURY

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: Penalty: \$0.00

Total:

\$0.00 \$0.00

RV-N0019001

For additional information, contact the Taxpayer and Vehicle Services Division in one of our Department of Revenue Offices:

Chattanooga (423) 634-6266

Suite 350 State Office Building 540 McCallie Avenue

Jackson (731) 423-5747 Suite 340 Lowell Thomas Building 225 Martin Luther King Blvd.

Johnson City (423) 854-5321 204 High Point Drive

Knoxville (865) 594-6100 Room 606 State Office Building 531 Henley Street

Memphis (901) 213-1400 3150 Appling Road Bartlett

Nashville (615) 253-0600 3rd Floor, AJ Building 500 Deaderick Street

www.tennessee.gov/revenue

ASSISTANCE

For additional information or assistance regarding this notice, you should contact the Department of Revenue. Tennessee residents may use the toil-free number, 1-800-342-1003. Nashville area and out-of-state callers may call (615)253-0600. Hearing Impaired may call TDD at (615)741-7398. You may call either of these numbers between 8:00 a.m. and 4:30 p.m. (CT), Monday through Friday, holidays excepted. You may direct any correspondence or submit written information to the following address: Tennessee Department of Revenue, 500 Deaderick Street, Nashville, TN 37242. Please provide your account number and notice number when inquiring about the notice.

IN RE:
ESTATE OF MARY PAULINE SHOUSE)

Deceased.



FINAL SETTLEMENT OF

PAULETTE BAXTER, EX.

CHERYL P. CHURCH CLERK & MASTER MAURY COUNTY, TN

The undersigned authority respectfully reports to the Court that SHE has this day taken the first and final accounting of PAULETTE S. BAXTER, EXECUTRIX

of the Estate of MARY PAULINE SHOWE, deceased, and states the same as follows:

The said <u>PAULETTE</u> <u>5. BAXTER</u>, after being first duly sworn, made oath as follows:

- 1. That SHE has paid the just debts of the Estate, including the funeral expenses, and all the costs and expenses of the administration of the Estate; and that the time for filing claims has expired.
 - 2. That no beneficiary of the Estate is under disability.
 - 3. That no trust is created in any Will or Codicil.
- 4. The claims, if any, filed against the Estate have been paid and released of record.
- 5. The Beneficiar is hauf received THEIR full share of the Estate.
- 6. That a Probate Closure Certificate or a certificate showing full payment of inheritance taxes or nontaxability of the Estate has been issued by the

Tennessee Department of Revenue, which certificate is on file with the Clerk of this Court

7. Petitioner is familiar with the properties in the Estate and is not aware that any of the property in the Estate is subject to escheat in accordance with T.C.A. §31-6-107, et seq.

YBIT P. Slouse Both-Petitioner

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, a Notary Public, in and for the said County and State, the within named Paul Ette Batter with whom I am personally acquainted and who acknowledged that (he, she, they) executed the foregoing instrument for the purposes therein contained and expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of office at COLUNEIA, Tennessee, this the D day of Mach

20**/**D.

NOTARY PUBLIC

MY COMMISSION EXPIRES

1-262013

CLERK & MASTER OR DEPUTY CLERK & MASTER

2

ENTERED

MAR 1 2 2010
SHmnt
Book 28 Page 114



IN THE CHANCERY COURT FOR MAURY COUNTY, TENNESSEE

MAR 1 2 2010

AT COLUMBIA

IN RE: ESTATE OF MARY PAULINE SHOUSE)

Deceased.

CHERYL P. CHURCH CLERK & MASTER MAURY COUNTY, TN

No: P-084-04

RECEIPT, RELEASE AND WAVIER OF HEIRS

I, PAVIETTE S. BANTER, hereby acknowledge receipt
of all property bequeathed to me under the Will of
MARY PAULINE SHOUSE
, deceased. I acknowledge receipt of a copy of the Final Settlement of the Estate of
MARY PAULINE SHOUSE
deceased, and do hereby waive notice of its filing with the Chancery Court of Maury
County, Tennessee. I request that the Final Settlement be approved and that
PAV2 FTTG S. BAPTER, Executor of the
Estate, be discharged from any further duties or obligations as Executor of this
Estate.
This the day of MARCH, 2010
Raulette S. Bate
BENEFICIARY

IN THE CHANCERY COURT FOR MAURY COUNTY, TENNESSEE

FILED

AT COLUMBIA

MAR 1 2 2010

IN RE: ESTATE OF MARY PAULUE SHOUSE

Deceased.

CHERYL P. CHURCH
CLERK & MASTER
MAURY COUNTY, TN

No: P-089-09

RECEIPT, RELEASE AND WAVIER OF HEIRS

I, PATRICIA S. 13UCY, hereby acknowledge receipt
of all property bequeathed to me under the Will of
MARY PAULINE SHOUSE
, deceased. I acknowledge receipt of a copy of the Final Settlement of the Estate of
MARY PAULINE SHOUSE
deceased, and do hereby waive notice of its filing with the Chancery Court of Maury
County, Tennessee. I request that the Final Settlement be approved and that
PAULETTE S. BAXTER, Executor of the
Estate, be discharged from any further duties or obligations as Executor of this
Estate.
This the
& Patrica Duran
BÉNEFICIARY 'O'



ORDER CLOSING ESTATE

- 1. The time for filing claims with the Clerk has expired;
- No beneficiary is under disability;
- No trust is created in a will or codicil;
- 4. The claim or claims, if any, filed against the estate have been paid;
- 5. The Petitioner and any heirs-at-law of the decedent has received his/her full share of the estate;
- 6. A Probate Closure Certificate has been issued by the Commissioner of Revenue and has been filed with the Clerk of this Court;
- 7. No part of the estate escheats under the laws of the State of Tennessee.

ACCORDINGLY, IT IS ORDER THAT:

- 1. The Petition is sustained;
- 2. The representative of this estate is not required to file any further statement, account, inventory or receipt of any property, money or other items received from the estate; and
- 3. The estate is now closed and the representative of the estate and the surety on their performance bond, if any was required, are discharged and released upon payment of the final court costs.

ENTER, this the H day of MARCH, 2004

CLIP Chure
CLERK AND MASTER

SUBMITTED AND APPROVED FOR ENTRY:

Petitioner P. Shouse Bater

ENTERED

MAR 1 5 2010

Min. Book 40 Page 280

Maury County Trustee Property Tax Receipt

Tax Rate:		\$2,2364					
SSD:							
Fire Tax:		\$2.2364					
		·					
Land Value:		\$51,800.00	** Doid To Coll *	*			
Improvement Value:		\$260,100.00	** Paid In Full *	•			
Per Prop Value:	•	\$0.00					
Total Value:		\$311,900.00					
Assess @ 25.0000%		\$77,975.00					
Mitchell Teresa Rice				ounty Tax	\$2.236	4	\$1,744.0
3395 Shouse Rd			S	SD Tax			
3395 Shouse Rd			_	·			\$0.00
	381		Ų	ity⊤ax			Ψ0.00
3395 Shouse Rd	981.			-			\$0.00
3395 Shouse Rd	381		0	ther Tax			\$0.00
3395 Shouse Rd		\$1,7 44 .00	O Fe	ther Tax ee(s)			\$0.00 \$0.00
3395 Shouse Rd Santa Fe TN 38482 33		• •	O Fe	ther Tax			\$0.00 \$0.00 \$0.00
3395 Shouse Rd Santa Fe TN 38482 33 Net Property Tax Paid: SSD Tax Paid:		\$0.00	O Fe T:	ther Tax ee(s)			\$0.00 \$0.00
3395 Shouse Rd Santa Fe TN 38482 33 Net Property Tax Paid: SSD Tax Paid: City Tax Paid:		\$0.00 \$0.00	O Fe T:	ther Tax ee(s) ax Relief terest	Amount Du	 le:	 \$0.00 \$0.00 \$0.00 \$0.00
3395 Shouse Rd Santa Fe TN 38482 33 Net Property Tax Paid: SSD Tax Paid: City Tax Paid: Other Taxes Paid:		\$0.00 \$0.00 \$0.00	O Fe T:	ther Tax ee(s) ax Relief terest			 \$0.00 \$0.00 \$0.00 \$0.00 \$1,744.0
3395 Shouse Rd Santa Fe TN 38482 33 Net Property Tax Paid: SSD Tax Paid: City Tax Paid:		\$0.00 \$0.00 \$0.00 \$0.00	O Fe T:	ther Tax ee(s) ax Relief terest Total	Amount Pai	id:	 \$0.00 \$0.00 \$0.00 \$0.00 \$1,744.0
3395 Shouse Rd Santa Fe TN 38482 33 Net Property Tax Paid: SSD Tax Paid: City Tax Paid: Other Taxes Paid:		\$0.00 \$0.00 \$0.00	O Fe T:	ther Tax ee(s) ax Relief terest Total		id:	\$0.00 \$0.00 \$0.00 \$0.00 \$1,744.0
3395 Shouse Rd Santa Fe TN 38482 33 Net Property Tax Paid: SSD Tax Paid: City Tax Paid: Other Taxes Paid: Fee(s) Paid:		\$0.00 \$0.00 \$0.00 \$0.00	O Fe T:	ther Tax ee(s) ax Relief terest Total	Amount Pai	id:	\$0.00 \$0.00 \$0.00 \$0.00 \$1,744.0

Balance Owed Without Interest:

\$0.00

\$0.00

\$0.00

DISCLAIMER: The current balance due may be higher than the Balance Due amounts listed on this receipt if a balance is still owed after the due date. If a balance is still owed after the due date has passed, please check the balance on the citiSen $^{\text{TM}}$ portal website or contact the office for the actual amount due including interest.

Change Due: 01/19/2022

Randy McNeece

Maury County Trustee

Balance Due:

NOTICE: All unpaid balances are subject to interest if not paid in full by due date. Please review your receipts to be sure all your parcels have been paid.

State of Tennessee Comptroller of the Treasury Real Estate Assessment Data

Return to List New Search Home About

County Number: 060

County Name: MAURY

Tax Year: 2022

Property Owner and Mailing Address

Jan 1 Owner: MITCHELL TERESA RICE 3395 SHOUSE RD SANTA FE, TN 38482

Property Location

Address: SHOUSE RD 3381

Map: 020 Grp:

Ctrl Map: 020

Parcel: 010.02

PI:

S/I: 000

Value Information

Reappraisal Year: 2022

Land Mkt Value:

\$407,200 Land Use Value:

\$72,900

Improvement Value: \$344,200 Improvement Value: \$344,200

Assessment %:

Total Market Appraisal: \$751,400 Total Use Appraisal: \$417,100

Assessment:

\$104,275

General Information

Class:

11 - AGRICULTURAL

City #:

000 City:

SSD1:

000 SSD2:

000

District:

Mkt Area: 0 # Mobile Homes: F99 0

Bldgs: Utilities - Water / Sewer:

00 - PUBLIC / NONE Utilities - Electricity:

01 - PUBLIC

Utilities - Gas / Gas Type:

06 - INDIVIDUAL -MANUFACTURED GAS

Subdivision Data

Subdivision:

Plat Bk: 20

Plat Pg: 255

Block:

Lot: A-2

Additional Description

Building Information

Building # 1

Improvement Type:

01 - SINGLE FAMILY

Stories:

Living/Business Sq. Ft.: 1,564

Foundation:

Floor System:

Exterior Wall:

11 - COMMON BRICK

Structural Frame:

Roof Framing:

Roof Cover/Deck:

Parcel Detail

Cabinet/Millwork: Floor Finish: Interior Finish: Paint/Decor: Heat and A/C: 08 - HEAT & COOLING PKG Plumbing Fixtures: 8 Bath Tile: Electrical:

Shape: Quality:

02 - ABOVE AVERAGE Act Yr Built: 2019 Condition: A - AVERAGE

Building Areas:

Area: BAS Sq Ft: 1,564 Sq Ft: 782 Area: GRF Area: ATF Sq Ft: 476 Area: OPF Sq Ft: 196 Area: OPF Sq Ft: 160

Extra Features

Bldg/Card#	Туре	Description	Units
1	DRIVEWAY		600
1	WOOD DECK		210
1	TOBACCO BARN		1,850
1	MOBILE HOME CLASS 3		960
1	COOLING SYSTEMS		960
1	MH OPEN PORCH UNFINISHED		24

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
03/10/2017		R2421	331			
06/04/2015	\$125,000	R2323	1359	IMPROVED	WD	Α

Land Information

Deed Acres: 42.69 Calc Acres: 0.00 Total Land Units: 42.69

Land Type: 04 - IMP SITE Units: 1.00 Soil Class: Land Type: 20 - ACREAGE Units: 40.69 Soil Class: Land Type: 04 - IMP SITE Soil Class: Units: 1.00

> Naw Search Return to List View GIS Map for this Parcel

Glossary of Terms How to Search

Division of Property Assessments Comptroller of the Treasury State of Tennesses Home Page Home Page Home Page

Fact Sheet