Davidson County DEEDWARR
Recvd: 09/16/10 14:09 12 pgs
Fees:63.00 Taxes:222.00
20100916-0073875

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

LuAnn Maloney
Affiant

Subscribed and sworn to before me, this 10th day of September, 2010.

Notary Public

My commission expires: Jan 6, 2014

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Douglas A. Brooks	**Douglas A. Brooks**	06112017300
9248 Brushboro Drive	SAME	
Brentwood TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kenneth Sprott, Executor of the Estate of Annie Ruth Spott and Nancy Diane Wilson, and Emily Catheryn Wellman, as beneficiaries under the will of Annie R. Sprott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas A. Brooks, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of the North parts of Lots Nos. 5 and 6 on the unrecorded Subdivision of John L. Kennedy, Jr., Subdivision of the East part of Lot No. 3 on the Map of the Dr. William William's Farm, being of record in Plan Book 2, Page 128, of the Chancery Court at Nashville, as follows:

Beginning at a point in the Westerly margin of Kennedy Avenue 200 feet South of the South margin of Riverwood Drive; thence Westerly parallel to the South margin of Riverwood Drive, 194 feet more or less to a point; thence Southerly 59.8 feet, thence Easterly parallel to Riverwood Drive 194 feet more or less to the Westerly margin of Kennedy Avenue; thence Northerly along said Avenue 61 feet to the beginning.

Being the same property conveyed to Richard B. Sprott and wife, Annie Ruth Sprott by Warranty Deed from W. Henry Hamblen, unmarried, recorded on the 20th day of September, 1950 in Book 1882, Page 273, in the Register's Office of Davidson County, Tennessee. Richard B. Sprott and Annie Ruth Sprott, both having since died. Annie R. Sprott and Annie Ruth Sprott, are one and the same person.

Being the same property conveyed to Kenneth Sprott, Nancy Diane Wilson and Emily Catheryn Wellman, Executors of the Estate of Annie Ruth Sprott, as beneficiaries under the will of Annie R. Sprott by Muniment of Title in Docket No. 10P-1348, filed August 31, 2010, in the 7th Circuit Court for Davidson County as Nashville, Probate Division.

Exhiibit A- Petition to admit Last Will and Testament to Probate for Limited Purpose of Establishing

Exhibit B- Order of Probate

Exhibit C – Last Will and Testament of Annie R. Sprott

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 2, Page 128, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 4205 Kennedy Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of September, 2010.

Kenneth Sprott as an individual and as Executor of the estate of Annie Ruth Sprott

Kenneth Sprott,as an individual and as
Executor of The Estate of Annie Ruth Sprott

Nancy Diane Wilson, individual by Kenneth Sprott her attorney in fact

Nancy Diane Wilson, individual
By: Kenneth Sprott, her attorney in fact

Emily Catheryn Wellman individual by Kenneth Sprott, her attorney in fact

Emily Catheryn Wellman, individual
By Kenneth Sprott, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Kenneth Sprott,as an individual and as Executor of The Estate of Annie Ruth Sprott, and as attorney in fact for Nancy Diane Wilson, and Emily Catheryn Wellman, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2010.

Notary Public

My Commission Expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

FILED

2010 AUG 31 PM 1:28

RICHARD R. ROOKER, CLERK

IN THE 7th CIRCUIT COURT FOR DAVIDSON COUNTY
AT NASHVILLE
(PROBATE DIVISION)

In Re: ESTATE OF ANNIE R. SPROTT, deceased) NO. 10P-1348 D.C.

PETITION TO ADMIT LAST WILL AND TESTAMENT TO PROBATE FOR LIMITED PURPOSE OF ESTABLISHING A MUNIMENT OF TITLE

Petitioners, KENNETH SPROTT, NANCY DIANE WILSON, EMILY CATHERYN WELLMAN AND ~~STEPHEN RICHARD SPROTT~~ Marc, as beneficiaries under the will of Annie R. Sprott, petition this Honorable Court to admit the Last Will and Testament of ANNIE R. SPROTT for probate for the limited purpose of establishing a muniment of title to real estate, pursuant to T.C.A. Section 32-2-111.

Petitioners allege:

1. The decedent, ANNIE R. SPROTT, died on the 24TH day of May, 2008, in Davidson County, Tennessee, at the age of 82 years. Her residence at death was 4205 Kennedy Avenue, City of Nashville, Davidson County, Tennessee 37216.

2. The decedent left a Last Will and Testament duly executed on the 23rd day of July, 1997, and attested by Heather Davidson and Beverly D Boyd, same having been executed in the presence of a Notary Public who attached her signature and seal thereto.

3. The Decedent's heirs-at-law and the sole beneficiaries under his Last Will and Testament are:

NAME	RELATIONSHIP	ADDRESS
Kenneth Sprott	Son	129 Guinevere Court Murfreesboro, TN 37127
Nancy Diane Wilson	Daughter	113 Heron Drive Kathleen, GA 31047
Emily Catheryn Wellman	Daughter	141 East South Street Jackson, OH 45640

Stephen Richard Sprott	Son	Deceased

4. The said beneficiary Stephen Richard Sprott having since died on the 11th day of February, 2010. Stephen Richard Sprott was not married and having no issue and leaving no will. Therefore his estate and interest in above said property will pass to the above listed heirs as his only surviving beneficiaries.

5. Petitioners are not aware of any instrument revoking the Last Will and Testament offered herein and, Petitioners believes same to be the decedent's Last Will and Testament.

6. Petitioners are unaware of additional assets owned by the decedent which would necessitate the administration of the estate of the deceased, and additionally, Petitioners have advised and believes there are no unpaid debts and obligations of the deceased and no taxes owed the State of Tennessee Department of Revenue and/or Internal Revenue Service relative to the estate of the deceased. Therefore, Petitioners are not seeking to administer this estate and/or the issuance of Letters of Administration.

WHEREFORE, PREMISES CONSIDERED, PETITIONERS PRAY:

1. That the Last Will and Testament of deceased as submitted herein be admitted to Probate for the limited purpose of establishing a muniment of title to real estate pursuant to T.C.A. Section 32-2-111.

2. That Petitioners be granted such other relief to which they may be entitled.

Kenneth Sprott

Kenneth Sprott

Nancy Diane Wilson

Nancy Diane Wilson

Emily Catheryn Wellman

Emily Catheryn Wellman

M Todd Cullen

Attorney # 26799
311 E. Main St.
Ste. 5
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, **KENNETH SPROTT**, after being first duly sworn according to law, makes oath and states that the facts contained in the foregoing Petition are true to the best of my knowledge, information and belief, and that those items based on information and belief, I verily believe to be true.

Kenneth Sprott
Kenneth Sprott

SWORN TO and subscribed before me on this the 26 day of August, 2010.

Carolyn D. Prince
Notary Public

My commission expires: June 17, 2013

STATE OF ~~Georgia~~ Tennessee
COUNTY OF ~~Houston~~ Rutherford

CARLYN D. PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires June 17, 2013

I, **NANCY DIANE WILSON**, after being first duly sworn according to law, makes oath and states that the facts contained in the foregoing Petition are true to the best of my knowledge, information and belief, and that those items based on information and belief, I verily believe to be true.

Nancy Diane Wilson
Nancy Diane Wilson

SWORN TO and subscribed before me on this the 23 day of August, 2010.

Ramona B. Phillips
Notary Public

My commission expires: 4/4/12

STATE OF ~~Georgia~~ OHIO
COUNTY OF ~~Houston~~ JACKSON

OFFICIAL SEAL
RAMONA B. PHILLIPS
NOTARY PUBLIC, HOUSTON COUNTY, GA
MY COMMISSION EXPIRES 4/4/2012

I, **EMILY CATHERYN WELLMAN**, after being first duly sworn according to law, makes oath and states that the facts contained in the foregoing Petition are true to the best of my knowledge, information and belief, and that those items based on information and belief, I verily believe to be true.

Emily Catheryn Wellman
Emily Catheryn Wellman

SWORN TO and subscribed before me on this the 25th day of August, 2010.

Denise L. Brown

DENISE L. BROWN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 3-11-11

Exhibit "B"

FILED

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

2010 AUG 31 PM 1:40

RICHARD R. ROOKER, CLERK

IN THE ESTATE OF:

Annie R. Sprott,

Deceased.

No. 10P-1348

ORDER OF PROBATE WITHOUT FORMAL ADMINISTRATION

BE IT REMEMBERED, this 31st day of August, 2010 before the Probate Master, R. H. Bradshaw, Jr., a paper writing purporting to be the Last Will and Testament of the deceased, properly executed and duly witnessed by **Heather Davidson** and **Beverly D. Boyd,** was admitted into probate as the Last Will and Testament of the deceased.

IT APPEARING from the affidavits or testimony provided that the paper writing was written during the lifetime of the deceased, signed by the witnesses in the presence of and at the request of the deceased, in the presence of each other and as attesting witnesses thereto.

IT FURTHER APPEARING that said instrument was executed by the deceased as and for the Last Will and Testament of the deceased, who at the time of execution was of sound mind and disposing memory and whose usual residence was said county, all of which is **ORDERED, ADJUDGED AND DECREED,** by this Court.

IT IS, FURTHER, **ORDERED, ADJUDGED AND DECREED**, that the Last Will and Testament of the deceased shall be admitted into probate for the express purpose of establishing a muniment of title to real property only and the Clerk is hereby directed to file and record same.

IT IS, FURTHER, **ORDERED, ADJUDGED AND DECREED**, that the decedent had no personal estate to administer, therefore, no formal administration shall be required.

ENTER, this 31st day of August, 2010.

R. H. Bradshaw, Jr.
Probate Master

Approved for entry:

M. Todd Cathey
Attorney of Record

Exhibit "C"

LAST WILL AND TESTAMENT
OF
ANNIE R. SPROTT

I, ANNIE R. SPROTT, being a resident of Davidson County, Tennessee, do make, declare and publish this my last will and testament, hereby revoking all former wills and codicils.

ITEM I

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Executor as soon as practicable after my death. I further direct that my Executor pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this will or otherwise, as an expense of administration, without apportionment.

ITEM II

I bequeath to my children, Kenneth Sprott, Nancy Diane Wilson, per stirpes, Stephen Richard Sprott, and Emily Catheryn Wellman, per stirpes all of my property, real, personal and mixed, in fee simple and absolutely. I direct my Executor to sell my real property and divide the proceeds equally between my four children. If Kenneth Sprott and or Stephen Richard Sprott predecease me, their share would go to the then living brother and sisters, per stirpes.

ITEM III

I hereby authorize my Executor to make deeds or bills of sale to the purchaser conveying titles to any and all property without the necessity of Court approval, and further authorize that my Executor perform without the necessity of placing a bond.

Annie R. Sprott

ANNIE R. SPROTT

MARTHA CONE BECK & ASSOCIATES
Attorneys at Law
4205 Gallatin Road
Nashville, TN 37216-2111

ITEM IV

I authorize my Executor or any alternate personal representative, in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate, to exercise any and all the powers set forth in Tennessee Code Annotated Section 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers (as set out in said statute on the date of the execution of this will) are granted even should said statute be amended or repealed at the time of my death.

ITEM V

I appoint, my son Kenneth Sprott to be the Executor of this my last will and testament. I direct that no bond or other security be required of my said Executor for the faithful performances of her dutyas such. If my son is unwilling or unable to serve, I appoint my daughter, Nancy Diane Wilson.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my last will and testament, consisting of (4) typewritten pages, and for the purpose of identification, I have signed each such page at the bottom thereof, all in the presence of the persons witnessing it, at my request, on this the 23 day of July, 1997, at Nashville, Tennessee.

Annie R. Sprott
TESTATOR, ANNIE R. SPROTT

Signed, sealed, published and declared by the Testator, **ANNIE R. SPROTT**, to be her last will and testament in the presence of all of us at one and the same time, and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

Annie R. Sprott
ANNIE R. SPROTT

MARTHA CONE BECK & ASSOCIATES
Attorneys at Law
4205 Gallatin Road
Nashville, TN 37216-2111

Signed, sealed, published and declared by the Testator, **ANNIE R. SPROTT**, to be her last will and testament in the presence of all of us at one and the same time, and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

Heather Davidson — 110 Harris St. Apt M-4, Goodlettsville, TN 37072

Beverly D. Boyd — 1314-B Plymouth Avenue, Nashville, TN 37216

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn, make Oath; that the Testator, **ANNIE R. SPROTT**, on this the 23rd day of July, 1997, declared and signified to us the foregoing signed said instrument to be her Last Will and Testament; that she then signed said instrument in our sight and presence; that we at her request and in her sight and presence and in the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of his execution of the foregoing instrument, **ANNIE R. SPROTT**, was more than 18 years of age and we believed her to be of sound mind; that we, the undersigned, each being more than 18 years of age and under no legal disability now make and sign this Affidavit at the request of the Testator on the day and date above written.

This Affidavit is made and written under the provisions of TCA 32-2-100, for the purpose of attaching the same to the Last Will and Testament of said Testator for proof as to the execution of said Will.

Annie R. Sprott
ANNIE R. SPROTT

MARTHA CONE BECK & ASSOCIATES
Attorneys at Law
4205 Gallatin Road
Nashville, TN 37216-2111

Heather Davidson
AFFIANT

Beverly J. Boyd
AFFIANT

Sworn to and subscribed before, me this the 23 day of July, 1997.

Georgia R. Birdwell
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 24, 1999

PAGE FOUR OF MY LAST WILL AND TESTAMENT

Annie R. Sprott
ANNIE R. SPROTT

Annie R. Sprott

MARTHA CONE BECK & ASSOCIATES
Attorneys at Law
4205 Gallatin Road
Nashville, TN 37216-2111