QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20110053013 DEEDQC
Recvd: 08/29/11 10:19 14 pgs
Fees:72.00 Taxes:0.00
20110829-0066487

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-16-11

(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
First American Title Insurance Company	SAME	
2750 Chancellorsville Drive		7009010700
Tallahassee, FL 32312		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIC WILLIAMS, PHILIP POMEROY AND SETH POMEROY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **FIRST AMERICAN TITLE INSURANCE COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING LOT NO. 1 AND THE EASTERLY 23 FEET OF LOT NO. 2 ON THE MAP OF BORDEAUXMONT, NOT OF RECORD. SAID LOT NO. 1 AND PART OF LOT NO. 2 ADJOIN AND FRONT TOGETHER 75 FEET ON THE SOUTHWESTERLY MARGIN OF CURTIS STREET AND RUN BACK BETWEEN PARALLEL LINES, WITH THE NORTHWESTERLY MARGIN OF GOODRICH AVENUE, 150 FEET TO THE NORTHEASTERLY LINE OF LOT NO. 5 OF SAID MAP.

BEING THE SAME PROPERTY CONVEYED TO DAVID R. GRIMM, UNMARRIED BY SPECIAL WARRANTY DEED FROM THE CIT GROUP/CONSUMER FINANCE, INC., FILED FOR RECORD ON MARCH 11, 2005 IN INSTRUMENT NO. 20050311-0027380 AND RE-RECORDED ON MARCH 18, 2005 IN INSTRUMENT NO. 20050318-0030103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO DAVID R. GRIMM AND KIMBERLY LYNN POMEROY, TENANTS BY THE ENTIRETY, BY QUITCLAIM DEED FROM DAVID R. GRIMM FILED FOR RECORD ON JULY 27, 2005 IN INSTRUMENT NO. 20050727-0087433, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO JESSE D. WILSON AND KIMBERLY LYNN POMEROY, TENANTS BY THE ENTIRETY, BY QUITCLAIM DEED FROM DAVID R. GRIMM AND KIMBERLY LYNN POMEROY, TENANTS BY THE ENTIRETY FILED FOR RECORD ON SEPTEMBER 30, 2005 IN INSTRUMENT NO. 20050930-0117730, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JESSE D. WILSON A/K/A JESSE DAVID WILSON A/K/A DAVID R. GRIMM HAVING SINCE DIED (MARCH 14, 2008) LEAVING KIMBERLY LYNN POMEROY A/K/A KIMBERLY LYNN KILGORE WILSON A/K/A KIMBERLY KILGORE WILSON AS SURVIVING TENANT BY THE ENTIRETY. SAID PROPERTY WAS ALSO BEQUETHED BY JESSE DAVID WILSON TO KIMBERLY LYNN KILGORE WILSON IN LAST WILL AND TESTAMENT (COPY ATTACHED AS EXHIBIT "A") FILED FOR RECORD AS DOCKET NO. 2009P-95, SUMNER COUNTY CHANCERY COURT.

KIMBERLY LYNN POMEROY A/K/A KIMBERLY LYNN KILGORE WILSON A/K/A KIM KILGORE WILSON HAVING SINCE DIED (OCTOBER 27, 2009) TESTATE. KIM KILGORE WILSON BEQUETHED SAID PROPERTY TO ERIC WILLIAMS, PHILIP POMEROY AND SETH POMEROY BY LAST WILL AND TESTAMENT (COPY ATTACHED AS EXHIBIT "B") FILED FOR RECORD AS DOCKET NO. 2009P-400, SUMNER COUNTY CHANCERY COURT.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as 3107 Curtis Street, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 7th day of ~~May~~ June, 2011.

Eric Williams

Philip Pomeroy

Seth Pomeroy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of ~~May~~ June 2011 before me personally appeared Eric Williams to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
5-5-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of ~~May~~ June 2011 before me personally appeared Philip Pomeroy to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

Notary Public

My Commission Expires: 1/23/13

OFFICIAL SEAL
BRIAN W NEWELL
NOTARY PUBLIC-OREGON
COMMISSION NO. 435206
MY COMMISSION EXPIRES JAN. 23, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of ~~May~~ June 2011 before me personally appeared Seth Pomeroy to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

JUANITA COPELAND
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:

5-5-15

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Exhibit A

LAST WILL AND TESTAMENT

OF

JESSE DAVID WILSON

I, **JESSE DAVID WILSON**, of **142 DORRIS ROAD, PORTLAND, SUMNER COUNTY, TENNESSEE 37148**, being of sound mind and disposing memory, do hereby make, publish and declare this my Last Will and Testament, revoking all former Wills and Codicils at any time heretofore made by me.

ITEM I

FAMILY

A. **Wife.** I am married to **KIMBERLY LYNN KILGORE WILSON** who I shall refer to herein as my "wife."

B. **Children.** I currently have no children.

ITEM II

BEQUESTS

I bequeath to the following the items indicated, conditional upon the legatee surviving me and owning the same at my death:

A. I bequeath all of my property, both real and personal to my wife, with the exception of my music copyrights described below.

C. I bequeath my music copyrights to my wife and to my brother, **DANIEL THOMAS GRIMM**, of 844 S. Dunham Road, Charleston, South Carolina, in equal shares.

ITEM III

RESIDUARY ESTATE

All the rest, residue and remainder of my property, real or personal, of every nature and wheresoever situated, I give, devise and bequeath to my wife, absolutely in fee simple.

ITEM IV

FIDUCIARIES

A. **Executor.** I nominate and appoint my wife as executor of this my Last Will and Testament. Should she be unwilling or unable to serve, I hereby appoint my brother, **DANIEL THOMAS GRIMM** as alternate Executor.

B. **Powers.** I hereby authorize my Executor in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming part of my estate, to exercise those 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 if copied herein verbatim. In addition to all powers granted by law, I give my personal representatives power, exercisable in the discretion of my personal representatives and without court order, to retain, sell (at public or private sale), exchange, lease for any term (even though commencing in the future or extending beyond the date of final distribution of my estate), mortgage, pledge, or otherwise deal for any purpose with the property, real or personal, from time to time comprising my estate, for such consideration and on such terms (with or without security) as my personal representatives shall determine; to borrow money for any purpose, at interest rates then prevailing, from any individual, bank, or other source, irrespective of whether that lender is then acting as a personal representative; to invest in any property whatsoever, to compromise or abandon any claims in favor of or against my estate; to hold any property in the name of a nominee or in bearer form; to employ accountants, depositaries, attorneys, and agents (with or without discretionary powers); to execute contracts, notes, conveyances, and other instruments, including instruments containing covenants and warranties binding upon and creating a charge against my estate, and containing provisions excluding personal liability; to make distributions wholly in cash or in kind, or partly in each; to allot different kinds or disproportionate shares of property or undivided interests in property among the beneficiaries; to determine the value of any

property distributed in kind; to convert unproductive assets of the estate to productive assets; and to make periodic distributions to the beneficiaries which are not detrimental to the rights of creditors and the payment of administration expenses and taxes. To the extent permitted by applicable law, no Executor shall be required to furnish bond, file any inventory, or file any accountings with respect to the performance of the Executor's duties.

ITEM V

ADMINISTRATIVE PROVISIONS

A. Payment of Debts, Administration Expenses and Taxes. All of my legally enforceable debts (except as otherwise provided in this Will), my funeral expenses and the expenses of administration of my estate shall be paid by my Executor as soon as practicable after my death. My Executor shall pay out of my residuary estate all estate, inheritance 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. My Executor may claim each administration expense as a deduction on any income or death tax return as the Executor see fit, and no compensating adjustments between income and principal are to be made because of any such decision.

B. Life insurance. The proceeds of any life insurance payable to my Executor, my Trustee or my estate are to be free from the claims of creditors, and are to be held and distributed as provided by the terms of this Will. My Executor may use (but shall not be required to use) any portion of such proceeds as my Executor deems advisable, exercising a reasonable discretion, for the payment of debts, expenses and taxes, but only if my Executor deems such use of the proceeds to be in the best interests of my legatees and beneficiaries hereunder.

C. Casualty Insurance. Each casualty insurance policy covering an item of property passing under this Will passes with such property. The recipient of such property is not to be charged for any unearned premium already paid.

D. Spendthrift Clause. Unless specifically authorized in this Will, neither the corpus nor the income of any trust created hereunder shall be pledged, assigned, transferred, sold or in any manner whatsoever accelerated, anticipated or encumbered by any beneficiary, nor shall any income or corpus of any such trusts be in any manner subject or liable in the hands of the Trustee for the debts, contracts or engagements of any beneficiary, or subject to any assignment or any other voluntary or involuntary alienation or disposition whatsoever. In the event any process should be served upon the Trustee, the right of any beneficiary to receive any income or principal, and the obligation of the Trustee to pay same, shall terminate until such process shall be released and discharged. The Trustee is hereby authorized to make such advances from either the principal or income for the support, maintenance, comfort and education of any beneficiary as the Trustee, in its sole discretion, may deem advisable.

E. Reports of Trustees. I excuse the Trustee from taking any accounting or report to any court or person regarding the administration of any trust herein created, but the Trustee shall furnish to each current income beneficiary of each trust (or to the parent or guardian or any minor beneficiary) a statement showing the receipts, disbursements and the estimated net value of the trust, on an annual or more frequent basis.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, all in the presence of the persons witnessing it at my request, this 28th day of April 2008

Jesse Wilson
JESSE DAVID WILSON, TESTATOR

Signed, published and declared by the said **JESSE DAVID WILSON** as and for his Last Will and Testament in the presence of us, the undersigned who, at his request and in his sight and presence and in the presence of each other, have signed our names as attesting witnesses on the day and date and at the place above written.

Paula Smith
Witness

Linda Schreiner
Witness

WILL BOOK 2007 PAGE 326

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned parties, after first being duly sworn, make oath or affirm that the foregoing Last Will and Testament was signed by **JESSE DAVID WILSON** as and for and at that time acknowledged, published and declared by him to be, his Last Will and Testament, in the sight and presence of us the undersigned who, at his request and in his sight and presence and in the sight and presence of each other, have subscribed our names as attesting witnesses on the 28th day of April 2008, and we further make oath or affirm that the Testator was of sound mind and disposing memory and not acting under the fraud, menace or undue influence of any person, and was more than eighteen (18) years of age; and each of the attesting witnesses being more than eighteen (18) years of age.

Witness — 1600 16th Avenue, Nashville, TN 37212
address

Witness — 1020 Crowder Ct. Nashville TN 37212
address

Sworn to and subscribed before me this 28th day of April 2008.

Notary Public

My Commission expires: 1/23/10

DAVID L. MADDOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RECEIVED OCT 2 5 2010

FILED ✓ REC _____
SUMNER CO. CHANCERY COURT
OCT 25 2010
DARLENE D. DAUGHTRY
CLERK & MASTER
BY: _____
DEPUTY CLERK & MASTER

October 21, 2010

00098-95

To the Clerk of Probate Court, Sumner County, Tennessee:

My name is Daniel T. Grimm, and I live at 844 Dunham St., Daniel Island, SC 29492. On October 19, 2009, I was named executor of the estate of Jesse D. Wilson (d. May 14, 2008; see attached document) due to the failing physical and mental health of Jesse Wilson's spouse, Kimberly Wilson, the original executor of Jesse Wilson's estate. As I understand it, upon the death of Kimberly Wilson on October 27, 2009, all properties willed to her by Jesse Wilson were inherited by her sons as set forth in her Last Will and Testament.

The current executor of Kimberly Wilson's estate, David Pomeroy, now wishes to sell a real property located at 3107 Curtis St., Nashville, TN, which originally was jointly-owned by Jesse and Kimberly Wilson. In order to expedite this sale, I wish to transfer any powers I may have had as executor of the Curtis Street property to David Pomeroy for the express purpose of selling this home.

Daniel T. Grimm

Sworn to and Subscribed Before Me,
This 21 Day of OCTOBER 2010
Signed: Thomas Pomposelli
Notary Public of South Carolina
My Commission Expires: January 7, 2019

THOMAS POMPOSELLI
NOTARY
PUBLIC
SOUTH CAROLINA

Exhibit B

LAST WILL AND TESTAMENT

OF

KIM KILGORE WILSON

I, **KIM KILGORE WILSON**, of **142 Dorris Road, Portland, Sumner County, Tennessee 37148,** being of sound mind and disposing memory, do hereby make, publish and declare this my Last Will and Testament, revoking all former Wills and Codicils at any time heretofore made by me.

ITEM I

FAMILY

A. **I am not married at this time.**

B. **Children.** I have three sons, **ERIC WILLIAMS, PHILIP POMEROY AND SETH POMEROY,** all of whom live in Nashville, Tennessee and all of whom are adults. I shall refer to my three sons collectively as "my **SONS.**"

ITEM II

BEQUESTS

I bequeath to the following the items indicated, conditional upon the legatee surviving me and my owning the same at my death:

A. At my death, all of my property, both real and personal, shall go to my sons in equal shares.

ITEM III

RESIDUARY ESTATE

All the rest, residue and remainder of my property, real or personal, of every nature and wheresoever situated, I give, devise and bequeath to my three **SONS** in equal shares.

ITEM IV

FIDUCIARIES

A. **Executor.** I nominate and appoint my ex-husband, **DAVID POMEROY, of 1813 Cedar Lane, Nashville, Tennessee 37212,** as Executor of my estate. In the event that **DAVID POMEROY** is unable or unwilling to serve as my Executor, I appoint my eldest son, **ERIC WILLIAMS,** as first alternate Executor.

B. **Powers.** (1) I hereby authorize my Executor in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming part of my estate, to exercise those 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 if copied herein verbatim. In addition to all powers granted by law, (2) I give my personal representatives power, exercisable in the discretion of my personal representatives and without court order, to retain, sell (at public or private sale), exchange, lease for any term (even though commencing in the future or extending beyond the date of final distribution of my estate), mortgage, pledge, or otherwise deal for any purpose with the property, real or personal, from time to time comprising my estate, for such consideration and on such terms (with or without security) as my personal representatives shall determine; (3) to invest in any property whatsoever, to compromise or abandon any claims in favor of or against my estate; (4) to hold any property in the name of a nominee or in bearer form; (5) to employ accountants, depositaries, attorneys, and agents (with or without discretionary powers); (6) to execute contracts, notes, conveyances, and other instruments, including instruments containing covenants and warranties binding upon and creating a charge against my estate, and containing provisions excluding personal liability; (7) to make distributions wholly in cash or in kind, or partly in each; (8) to allot different kinds or disproportionate shares of property or undivided interests in property among the beneficiaries; (9) to determine the value of any property distributed in kind; to convert unproductive assets of the estate to productive assets; (10) and to make periodic distributions to the beneficiaries which are not detrimental to the rights of creditors and the payment of administration expenses and

taxes. To the extent permitted by applicable law, no Executor shall be required to furnish bond, file any inventory, or file any accountings with respect to the performance of the Executor's duties.

ITEM V

ADMINISTRATIVE PROVISIONS

A. **Payment of Debts, Administration Expenses and Taxes.** All of my legally enforceable debts (except as otherwise provided in this Will), my funeral expenses and the expenses of administration of my estate shall be paid by my Executor as soon as practicable after my death. My Executor shall pay out of my residuary estate all estate, inheritance 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. My Executor may claim each administration expense as a deduction on any income or death tax return as the Executor see fit, and no compensating adjustments between income and principal are to be made because of any such decision. If my Husband predeceases me, upon my death, it is my desire that my Executor receive a fee for handling my estate equal to five percent (5%) of my gross estate.

B. **Life insurance.** The proceeds of any life insurance payable to my Executor, my Trustee or my estate are to be free from the claims of creditors, and are to be held and distributed as provided by the terms of this Will. My Executor may use (but shall not be required to use) any portion of such proceeds as my Executor deems advisable, exercising a reasonable discretion, for the payment of debts, expenses and taxes, but only if my Executor deems such use of the proceeds to be in the best interests of my legatees and beneficiaries hereunder.

C. **Casualty Insurance.** Each casualty insurance policy covering an item of property passing under this Will passes with such property. The recipient of such property is not to be charged for any unearned premium already paid.

D. **Spendthrift Clause.** Unless specifically authorized in this Will, neither the corpus nor the income of any trust created hereunder shall be pledged, assigned, transferred, sold or in any manner whatsoever accelerated, anticipated or encumbered by any beneficiary, nor shall any income or corpus of any such trusts be in any manner subject or liable in the hands of the Trustee for the debts, contracts or engagements of any beneficiary, or subject to any assignment or any other voluntary or involuntary alienation or disposition whatsoever. In the event any process should be served upon the Trustee, the right of any beneficiary to receive any income or principal, and the obligation of the Trustee to pay same, shall terminate until such process shall be released and discharged. The Trustee is hereby authorized to make such advances from either the principal or income for the support, maintenance, comfort and education of any beneficiary as the Trustee, in its sole discretion, may deem advisable.

E. **Reports of Trustees.** I excuse the Trustee from taking any accounting or report to any court or person regarding the administration of any trust herein created, but the Trustee shall furnish to each current income beneficiary of each trust (or to the parent or guardian or any

minor beneficiary) a statement showing the receipts, disbursements and the estimated net value of the trust, on an annual or more frequent basis.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, all in the presence of the persons witnessing it at my request, this 18th day of August 2009.

Kim Kilgore Wilson

KIM KILGORE WILSON, Testatrix

Signed, published and declared by the said **KIM KILGORE WILSON**, as and for her Last Will and Testament in the presence of us, the undersigned who, at her request and in her sight and presence and in the presence of each other, have signed our names as attesting witnesses on the day and date and at the place above written.

Witness

Witness

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SUMNER

The undersigned parties, after first being duly sworn, make oath or affirm that the foregoing Last Will and Testament was signed by **KIM KILGORE WILSON** as and for and at that time acknowledged, published and declared by her to be, her Last Will and Testament, in the sight and presence of us the undersigned who, at her request and in her sight and presence and in the sight and presence of each other, have subscribed our names as attesting witnesses on the 18 day of AUGUST 2009, and we further make oath or affirm that the Testator was of sound mind and disposing memory and not acting under the fraud, menace or undue influence of any person, and was more than eighteen (18) years of age; and each of the attesting witnesses being more than eighteen (18) years of age.

Witness — 1108 Douglas Place
address

Witness — 2111 Remington Park Blvd Old Hickory TN
address

Sworn to and subscribed before me this 18 day of AUGUST, 2009.

Notary Public

My Commission expires: SEPTEMBER 19, 2009

J. BRIAN TINKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY