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IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

FILED
FEB 19 2013
RICHARD R. ROOKER, Clerk
By _____ Deputy

IN RE:

ESTATE OF SARAH BOLIN BAGGETT,) No. 13P314
Deceased.)

ORDER ADMITTING WILL TO PROBATE FOR MUNIMENT OF TITLE

This cause came to be heard on the 19th day of February, 2013, before the Honorable Bob Bradshaw, Probate Master, upon the Petition of James A. Bolin to probate the Last Will and Testament Sarah Bolin Baggett, Deceased, to be admitted to probate for the purpose of establishing muniment of title as authorized in Tenn. Code Ann. §32-2-111 without Letters Testamentary or a formal estate administration.

It appearing to the Court that the Deceased was a resident of Goodlettsville, Davidson County, Tennessee, residing at 101 Dry Creek Point Court, Goodlettsville, Tennessee 37072; that she died on September 15, 2012; that the Deceased was fifty percent (50%) owner, as tenants in common, of certain real property located at 101 Dry Creek Pointe Court, Goodlettsville, Tennessee 37072; and that it is not necessary for the estate of the Deceased to be administered, but merely to have the Decedent's Will admitted to probate only as a muniment of title to evidence the vesting of title and/or ownership in the Decedent's real estate in the devisees, James A. Bolin and Winfred Bolin, Jr., which each shall own an undivided one-quarter (1/4) interest in said realty, as tenants in common, under the Will of the Decedent.

Whereupon the Petitioner produced a document purported to be the Last Will and Testament of Sarah Bolin Baggett, Deceased, said document bearing the date of February 23, 2011; having the name Sarah Bolin Baggett signed thereto as Testatrix; being subscribed by Larry L. Roberts and Judy S. Roberts as attesting witnesses.

BILL GARRETT, Davidson County
Trans:T20130019138 ORDER
Recvd: 03/08/13 11:17 4 pgs
Fees:22.00 Taxes:0.00
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It appearing from the witness attestation clause of the Will that said Larry L. Roberts and Judy S. Roberts did subscribe their respective names as attesting witnesses to said documents; that said documents were executed in the lifetime of Sarah Bolin Baggett and published, signed and subscribed by her in the presence of the attesting witnesses; that said Sarah Bolin Baggett was then of sound mind; and that at her request, said attesting witnesses signed said documents in her presence and in the presence of each other on February 23, 2011.

It appearing further that said documents bear the true signature of said Sarah Bolin Baggett.

It is therefore **ORDERED, ADJUDGED and DECREED** that the duly executed Last Will and Testament of Sarah Bolin Baggett, Deceased, is hereby admitted to probate by this Court as a muniment of title, vesting title and/or ownership to all real and personal property owned by the Decedent, including the real property located at 101 Dry Creek Pointe Court, Goodlettsville, Davidson County, Tennessee 37072 to JAMES A. BOLIN and WINFRED BOLIN, JR., which each devisee shall own an undivided one-quarter (1/4) interest in said real property, as tenants in common, located at 101 Dry Creek Pointe Court, Goodlettsville, Davidson County, Tennessee is more particularly described as follows:

> Being Lot No. 40 on the Plan of Dry Creek Pointe – Section One of record in Plat Book 7900, Page 737, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to James F. Baggett and wife, Sarah B. Baggett by deed of record in Book 9788, page 814 Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to James F. Baggett and wife, Sarah B. Baggett as tenants in common by Deed Abolishing Tenancy By Entireties from James F. Baggett and wife, Sarah B. Baggett of record in Book 10144, page 677, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions of record.

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This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This is improved property known as 101 Dry Creek Pointe, Goodlettsville, Tennessee 37072.

It is further **ORDERED, ADJUDGED and DECREED** that unless otherwise necessitated, the issuance of Letters Testamentary or formal administration of the estate shall not be required.

ENTERED this the 19th day of Feb., 2013.

BOB BRADSHAW, Probate Master

APPROVED FOR ENTRY:

STUART A. HUFFMAN, #026383
627 Second Avenue South
Nashville, Tennessee 37210
(615) 244-6438

CERTIFICATE OF SERVICE

I the undersigned do hereby certify that a true and exact of the foregoing as been forwarded via U.S. Mail, postage prepaid, on this the 19th day of February, 2013 to the following:

James A. Bolin
202 Gray Avenue
Madison, TN 37115

Winfred Bolin, Jr.
621 N. Dupont Ave., Apt. 608
Madison, TN 37216

STUART A. HUFFMAN

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the FINAL ORDER heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 19 day of FEBRUARY , 2013 , in Case Number 13P314 between BOLIN, JAMES A. Petitioner, and BAGGETT, SARAH BOLIN Respondent, as same remains in the records of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 22 day of FEBRUARY 2013

RICHARD R. ROOKER, Clerk,

SEAL

By _____

Deputy Clerk