THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20130057826 DEEDQC
Recvd: 07/08/13 12:15 9 pgs
Fees:47.00 Taxes:0.00
20130708-0070240

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

AFFIANT

MELINDA G. ROOKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES AUGUST 17, 2015

Subscribed and sworn to before me this 12th day of ~~May~~ June, 2013.

Notary Public

My Commission Expires 08-17-15

ADDRESS NEW OWNERS:
Billy W. Warner
126 Ray Avenue
Old Hickory, TN 37138

SEND TAX BILLS TO:

Same

Map/Parcel #: 053 16 0 021.00

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EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, **BILLY W. WARNER**, Executor for the **ESTATE OF JOHN G. WARNER**, I am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate for the State of Tennessee the **ESTATE OF JOHN G. WARNER** was probated in the Seventh Circuit Probate Court for Nashville, Tennessee, Davidson County, on December 19, 2012, **BILLY W. WARNER**, was named as the Executor for the **ESTATE OF JOHN G. WARNER**. (See attached Letters Testamentary). For and in consideration of the sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the **ESTATE OF JOHN G. WARNER** has bargained and sold and does hereby [convey,] remise, release and forever quit claims to the devisees under the Will of **JOHN G. WARNER,** recorded under Docket No. 12P-1929 in the Probate Court Clerk's Office for said county; The Will directs the property to be divided into six (6) equal shares and passes as follows:

1. One-Sixth (1/6) share to **JAMES GRADY WARNER** (son). 2. One-Sixth (1/6) share to **BILLY WAYNE WARNER** (son); 3. One-Sixth (1/6) share to **FLOYD EDWARD WARNER** (son),

who is now deceased; his share is divided equally between his children **TOMMIE WARNER** and **MICHAEL WARNER**; each of them receiving a one-half share of this One-sixth share that passed to them due to their father's death; meaning Tommie and Michael Warner received an 8.33% share of this property. of 4. One-Sixth (1/6) share to **DEBRA DIANE WARNER** (daughter); 5. One-sixth (1/6) share to **GREGORY BLAKE WARNER** (grandson). 6. One-Six (1/6) Share to be divided between **JOSEPH WARNER, JOHN WARNER AND NICHOLAS WARNER** (the children of deceased son **JACKIE MICHAEL WARNER**); giving each of these 3 grandchildren a one-third (1/3) share of the one-sixth (1/6) total share that passed to them due to their father's death; meaning each of the three (3) grandchildren received a 5.55 % share each in this property. A **LIFE ESTATE** going to the following devisee's: **JAMES GRADY WARNER, BILLY WAYNE WARNER,, DEBRA DIANNE WARNER** and **GREGORY BLAKE WARNER. THE LIFE ESTATE EXTINGUISHES UPON THE DEATH OF THE DEVISEE. FLOYD EDWARD WARNER** having since died extinguishing his life estate, all of their heirs and assigns, such of her right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Green Heights, as of record in Book 1835, Page 112, Register's Office for said county. Said Lot No. 10 fronts 83.3 feet on the southerly side of Ray Avenue and runs back 195 feet on the westerly line and 192 feet on the easterly line to a dead line, measuring 83.3 feet thereon. Being part of real property conveyed to W. T. Corley and wife, Louis C. Corley, by deed from Charles Brown and wife of record in Book 2736, Page 47, said Register's Office, the said W. T. Corley having since died.

Being the same property conveyed to John G. Warner and wife, Ruby Warner, by deed from Louise C. Corley of record in Book 3073, Page 116, Register's Office for Davidson County, Tennessee, the said Ruby Warner, wife having since died.

This is improved property known as: 126 Ray Avenue, Old Hickory, TN 37138.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of June, 2013.

Billy W. Warner
BILLY W. WARNER, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melinda G. Rooker, a Notary Public, in and for said County and State, **BILLY W. WARNER** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 12th day of June, 2013.

Melinda G. Rooker
NOTARY PUBLIC

MELINDA G. ROOKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES AUGUST 17, 2015

MY COMMISSION EXPIRES: 08-17-15

FILED
2012 DEC 19 PM 2:57
RICHARD R. ROOKER, CLERK

LAST WILL & TESTAMENT

of

JOHN G. WARNER D.G.

I, JOHN G. WARNER, of Davidson County, Tennessee, being of sound mind and disposing memory, do make, declare and publish this my last will and testament, hereby revoking all former wills and codicils to wills heretofore made by me.

ITEM I: I direct that all my just debts be paid out of my estate as soon as practical after the time of my decease.

ITEM II: I nominate and appoint my son, **BILLY WAYNE WARNER,** as Personal Representative of this my last will and testament, to qualify and serve in such capacity without being required to give bond or undertaking.

I vest with my Personal Representative of my will, the full power and authority to sell, transfer, and convey any property, real or personal, which I may own at the time of my death and at such time and price and upon such terms and conditions (including credit) that he may determine and to do every act necessary or appropriate for the complete administration of my estate.

ITEM III: I hereby give devise and bequeath the rest residue and remainder of my estate including all real, personal, and intangible property that I may own at the time of my decease to my wife, **RUBY WARNER**.

ITEM IV: In the event that my wife predeceases me, I hereby give devise and bequeath my 4 marble top tables to my daughter, ***DEBRA DIANE WARNER.***

ITEM V: In the event that my wife predeceases me, I hereby give, devise and bequeath my home located at 126 Ray Avenue in Hermitage, Tennessee to be divided into 6 equal shares subject to the terms and conditions stated herein as follows:

One share-**JAMES GRADY WARNER (son)**
One share-**BILLY WAYNE WARNER (son)**
One share-**FLOYD EDWARD WARNER (son)**
One share-**DEBRA DIANE WARNER (daughter)**
One share-**GREGORY BLAKE WARNER (grandson)**
One share to be divided equally among the following children of my deceased son, **JACKIE MICHAEL WARNER: JOSEPH WARNER, JOHN WARNER, and NICHOLAS WARNER**

I further direct that the following individuals:
JAMES GRADY WARNER (son)
BILLY WAYNE WARNER (son)
FLOYD EDWARD WARNER (son)
DEBRA DIANE WARNER, (daughter), and
GREGORY BLAKE WARNER (grandson)
shall be allowed to live and reside in such home for so long as they desire as long as at *least one of them physically* resides in the home.

I direct that the parties living and residing in such home shall be charged proportionately with maintaining the insurance, taxes and household maintenance on the home during the time period of their inhabitance:

 JGW

ITEM VI: In the event that my wife, **RUBY WARNER**, predeceases me, I direct that the rest, residue and remainder of my estate be divided into 6 equal shares as follows:

One share-**JAMES GRADY WARNER (son)**
One share-**BILLY WAYNE WARNER (son)**
One share-**FLOYD EDWARD WARNER (son)**
One share-**DEBRA DIANE WARNER (daughter)**
One share-**GREGORY BLAKE WARNER (grandson)**
One share to be divided equally among the following children of my deceased son, **JACKIE MICHAEL WARNER: JOSEPH WARNER, JOHN WARNER, and NICHOLAS WARNER**

IN TESTIMONY WHEREOF, I have subscribed my name to this my Last Will and Testament, consisting of this and three preceding typewritten pages, and for the purpose of identification I have initialed each such page, all in the presence of the persons witnessing it at my request on this the 26 day of February, 2004, at Old Hickory, Tennessee.

John G. Warner
JOHN G. WARNER

Signed, sealed, published and declared by the **Testator, JOHN G. WARNER,** to be his last will and testament in the presence of all of us at one and the same time, and we at his request and in his 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.

Betty Johnson
WITNESS

Jo D. Ferrell
WITNESS

AFFIDAVIT

Betty Johnson and Jo D. Fennell, after being duly sworn according to law, depose and say:

1. That they are adult citizens of Rutherford and Davidson County, Tennessee, respectively.
2. That they witnessed the execution of the Last Will and Testament of **JOHN G. WARNER** dated Febmy 26, 2004, to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testator, and in accordance with the Tennessee Code Annotated 32-2-110.
3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the place and on the date recited in said Last Will and Testament.
4. That the Testator signed said paper writing as and for his Last Will and Testament in their sight and presence.
5. That at the time they witnessed said Will, the Testator was, in their opinion, of sound mind.

Betty Johnson
WITNESS

Jo D. Fennell
WITNESS

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this
26 day of Febmy, 2004.

NOTARY PUBLIC

My commission Expires: 9-22-07

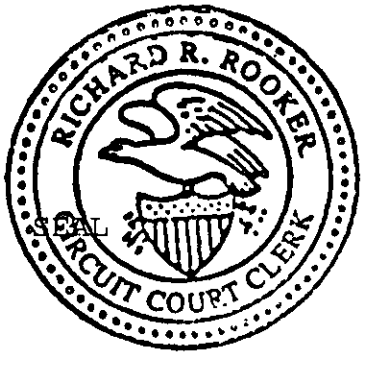
ROBERT JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 LAST WILL AND TESTAMENT heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 19 day of DECEMBER , 2012 , in Case Number 12P1929 between WARNER, BILLY W. Petitioner, and WARNER, JOHN G. 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 23 day of MAY 2013

RICHARD R. ROOKER, Clerk,



SEAL

By

Deputy Clerk