THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31287-06-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $20,636.00. x _____ Affiant Subscribed and sworn to before me this 14th day of August, 2013. _____ Notary Public for the State of Tennessee My Commission Expires: _____

ELIZABETH J. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Brandon Brison 8885 Hester Beasley Road Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 168 000 12900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa Tramel, Public Guardian, Upper Cumberland Development District, as Conservator for Charles W. Smithson, Sr.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Brison** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8885 Hester Beasley Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of August, 2013.

_____
Lisa Tramel, Public Guardian, Upper Cumberland Development District, as Conservator for Charles W. Smithson, Sr.

BILL GARRETT, Davidson County
Trans:T20130070308 DEEDWARR
Recvd: 08/15/13 10:25 11 pgs
Fees:58.00 Taxes:76.35
20130815-0085774

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lisa Tramel, Public Guardian, Upper Cumberland Development District, as Conservator for Charles W. Smithson, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained,

Witness my hand at office this 12th day of August, 2013.

Jessica L. Carter
Notary Public for the State of Tennessee

My Commission Expires: 4/30/2017

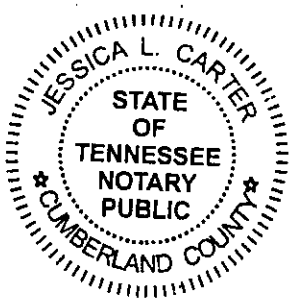


EXHIBIT "A"

Land in the Ninth Civil District of Davidson County, Tennessee, described as follows, to wit:

Beginning in the westerly margin of Hester Beasley Road at a point 320.00 feet southerly from the northeast corner of the Colebrooke Tract; running thence with said margin, South 34 degrees 30 minutes West 102.0 feet to an iron pin; thence North 55 degrees 30 minutes West 400.0 feet to an iron pin; thence North 34 degrees 30 minutes East 102.00 feet to an iron pin; thence South 55 degrees 30 minutes East 400.0 feet to the beginning.

Being the same property vested in Charles W. Smithson, Sr. and divested out of Hasan Eslami and Jim Atar by Decree for Redemption entered on May 25, 2012, Tax Civil Action No. 11-340-IV, Chancery Court for Davidson County, Tennessee, and recorded as Instrument No. 20120828-0077596, Register's Office for Davidson County, Tennessee. Hasan Eslami and Hassan Eslami are one and the same person.

By Order of the Chancery Court for Warren County, Tennessee, Docket No. 11498, entered on January 22, 2013, Lisa Tramel, as Agent of the Office of Public Conservator (incorrectly identified as UC Area Agency on Aging instead of Upper Cumberland Development District) was appointed as Conservator of the person and of the estate of Charles W. Smithson, Sr. By further Order of the Chancery Court for Warren County, Tennessee, Docket No. 11498, entered on August 9, 2013, Lisa Tramel, Public Guardian, Upper Cumberland Development District, was authorized to execute all necessary documentation, including a deed, for the sale of subject property without further Court approval or confirmation. See copy of said second order attached hereto as Exhibit "B."

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated and assumed by the Grantee herein.
2. Electrical Permit for Detached Structure other than Principal Structure, recorded in Book 8028, page 74, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

IN THE CHANCERY COURT FOR WARREN COUNTY, TENNESSEE

IN RE: THE CONSERVATORSHIP OF CHARLES W. SMITHSON, SR. vs. OFFICE OF THE PUBLIC GUARDIAN, Conservator	))))))))	CASE NO. 11498

FILED
AUG 09 2013
8:49 AM
MYRA D. MARA
Clerk & Master

AMENDED ORDER APPOINTING CONSERVATOR

This cause is before this Honorable Court upon the Petitioner's Motion to Amend the Order Appointing Conservator, dated January 22, 2013. After review of the Motion and for good cause shown, this Honorable Court hereby ORDERS:

1. The authorization granted to the Conservator in this Court's order of January 6, 2012, is hereby reaffirmed to sell the real property located at 8885 Hester Beasley Road, Nashville, Davidson County, Tennessee, consisting of a .93 acre lot and a mobile home, more particularly described on Exhibit A hereto.

2. Lisa Tramel, Public Guardian, Upper Cumberland Development District, is hereby authorized to execute all necessary documentation to accomplish said closing, including a Deed for the transfer of said real property without further Court approval or confirmation. The fees of Joy Buck Gothard, Attorney for the Conservator, are reserved pending an additional hearing.

ENTERED this the 9 day of August, 2013.

JUDGE

The undersigned Chancery Court Clerk do hereby certify that this is a true and correct copy of the original of this instrument filed in this office.
This the 9th day of August, 2013.
Chancery Court Clerk
Myra D. Mara / Jan Bennett D.C.

APPROVED FOR ENTRY BY:

_____

JOY BUCK GOTHARD
Attorney for Public Guardian
P. O. Box 806
Cookeville, TN 38503-0806
(931) 526-4045
P. R. #011427

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and exact copy of this document has been served upon the following individuals placing a true and exact copy of said document in the United States Mail addressed to said parties with sufficient postage thereupon to carry the same to its destination:

Mr. Richard Dorris
Attorney at Law
101 W. Main Street
McMinnville, TN 37110

Mr. Francis M. Bass, Jr.
Attorney at Law
Department of Human Services
Citizen's Plaza Building, 15th Floor
400 Deaderick Street
Nashville, TN 37243

This _____ day of August, 2013.

BY:_____
JOY BUCK GOTHARD

Exhibit A

IN THE CHANCERY COURT OF WARREN COUNTY, TENNESSEE

FILED
JAN 06 2012
11:42 AM JB
MYRA D. MAR...
Clerk & Master

STATE OF TENNESSEE DEPARTMENT OF HUMAN SERVICES, Plaintiff	)	
v.	)	Docket No. 11498
Charles Smithson Respondent	)	

ORDER AUTHORIZING CONSENT TO PROTECTIVE SERVICES

This cause came on to be heard on the 6th day of January 2012, before the Honorable, Larry B. Stanley, Jr., Chancellor of the Chancery Court of Warren County, Tennessee, upon the Amended Complaint filed by the State of Tennessee, Department of Human Services and statements of counsel, testimony of witnesses, medical documents, stipulated testimony of Dr. Mahshid Moradiseresht, M.D.; with Charles Smithson present and all parties properly before the Court, and upon the entire record from all of which the court finds based upon a preponderance of the evidence:

1. Respondent, Charles Smithson, is an adult who is in need of protective services and lacks capacity to consent to protective services and was in imminent danger of irreparable harm if he had not received protective services pursuant to T.C.A. § 71-6-107.

2. The Respondent is not currently indigent due to illiquid real estate holdings.

3. The Court finds that the Respondent continues to be in need of a temporary guardian to secure and disburse his resources, to provide for the costs of his care. Respondent is incapable of managing his finances, including his Social Security and Medicare/Medicaid benefits. He needs assistance in selling his real estate holdings so that he can receive Medicaid benefits.

4. The following orders are in the best interest of Respondent and the public:

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED THAT:

1. UC Area Agency on Aging, Office of Public Conservator, Agent, Lisa Tramel is designated as responsible for the welfare of the Respondent and for consenting to protective services on the Respondent's behalf. These protective services include the authority to consent to hospitalization, place of residence, medical/psychiatric care and to any medical/psychiatric

tests or procedures, including any type of blood testing which may be deemed necessary or attendant to his care or treatment, and continued placement in an assisted living, nursing facility or alternative living arrangement, if appropriate. Furthermore, UC Area Agency on Aging, Office of Public Conservator, Agent, Lisa Tramel, shall be authorized to make decisions relating to end of life issues for Respondent. All rights granted to UC Area Agency on Aging, Office of Public Conservator, Agent, Lisa Tramel, are divested from the Respondent, in his best interest.

2. Pursuant to T.C.A. § 71-6-107(a) (6), the appointment of UC Area Agency on Aging, Office of Public Conservator, Agent, Lisa Tramel as the custodian of the person and temporary guardian of the Respondent for the purpose of securing and disbursing Respondent's resources, specifically including real estate, to defray the costs of assisted living, medical or nursing care facility, is confirmed. Respondent is incapable of managing his finances, including his Social Security and Medicare/Medicaid benefits. The temporary guardian is allowed access to any medical, financial, or other records of Respondent and his Social Security and Medicare/Medicaid benefits. The fiduciary is hereby authorized to sell at fair market value the automobiles and other personal items owned by the ward for which there is no use and no storage space. The fiduciary is further authorized in its discretion to, to donate, abandon or sell, at auction, the personal property of Charles Smithson. The fiduciary is also authorized to list all of Respondent's real estate parcels for sale as necessary for his benefit. To wit: the temporary guardian is specifically authorized to sell Respondent's real properties located in Warren, DeKalb and Davidson Counties at public auction in conjunction with licensed auctioneers, in order to pay unpaid real estate taxes, for which one of the properties has already been sold and which will be redeemed, and the other two of which are the subject of pending tax sale litigation. Descriptions of the real estate parcels are attached as Exhibits A, B and C.

Due to emergent circumstances of tax sales on property and the pressing need to pay for Respondent's care, the Public Guardian is authorized to execute deeds and all other necessary documentation for the transfer of said real properties upon their sale without further court approval or confirmation, unless specifically requested by the Attorney ad Litem. The fees for Joy Buck Gothard, Attorney for the Public Guardian, are reserved.

The fiduciary shall file an initial inventory and accounting with the court as to resources used.

3. The Court finds that the Tennessee Department of Human Services' responsibility for payment of costs for rendering protective services is limited to the availability of funds appropriated for the care of adults as provided in T.C.A. §§ 71-6-111 and 71-6-112, and the Department shall not be liable for any costs not so provided. The costs of such care are payable, pursuant to T.C.A. § 71-6-109 from the resources of the adult, or through private insurance available to the adult or from such public assistance for which the adult herein may be eligible.

4. Richard Dorris, counsel for Respondent, has rendered valuable services in this cause and is awarded a fee in the amount of $ 7,500 to be paid from the estate of the Respondent.

5. Since Respondent is not indigent, the Court further finds that the costs of the Respondent's representation by counsel shall be borne by Respondent and that all costs of this cause shall be taxed against the Respondent's estate.

6. This matter is set for review on _____ at _____ a.m./p.m.

Enter this 6 day of January, 2012

CHANCELLOR

APPROVED FOR ENTRY:

Francis M. Bass, Jr.
Assistant General Counsel
Department of Human Services
Citizen's Plaza Building, 15th Floor
400 Deaderick St.
Nashville, TN 37243
(615) 313 2267
Fax (615) 532 3016
B.P.R. # 007800

Richard A. Dorris, Attorney
101 W. Main St.
POB 7055
McMinnville, TN 37110-7055
Tel. (931) 506 5036
radrr@blomand.net
Fax (931) 506 5037
cell 931 273 1612
Appointed Counsel for Charles Smithson

THE UNDERSIGNED CHANCERY COURT CLERK HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF THIS INSTRUMENT IN THIS OFFICE IN MINUTE BOOK 6514 PAGE 777
THIS 19 DAY OF Jan. 2012
CHANCERY COURT CLERK
_____ D.C.

Certificate of Service

I hereby certify that a copy of the foregoing document was hand delivered or sent to:

Joy Buck Gothard, Attorney
190 South Lowe Ave.
Cookeville, TN 38503
Tel (931) 526 4045
Fax. (931) 526 4055
Email: joy@jbg-law.com
Attorney for Fiduciary

Lisa Tramel, Agent
UC Area Agency on Aging,
Office of Public Conservator
1225 South Willow Ave.
Cookeville, TN 38506
Tel. 931 432 4111
Fax 931 432 6010
Cell# 931-319-0345

Melinda Vanatta-Davis, DHS, APS
Warren County DHS
1200 Belmont Dr.
McMinnville, TN 37110
Tel. (931) 473 9633 x 131
Cell (931) 797 7620
Fax (931) 473 1554

by U.S. Mail postage prepaid or facsimile or electronically on this the 6th day of Jan., 2012.

Francis M. Bass, Jr.

I, the undersigned hereby certify that I have mailed a true and correct copy to the attorneys in this cause.
This 19 day of Jan. 2012
D.C.

LATE-FILED EXHIBIT C

FILED

JAN 18 2012
9:59 AM
MYRA D. MARA
Clerk & Master

This instrument was prepared upon information furnished by the parties by: W. Michael Corley, Attorney, 200 South Third Street, Smithville, TN 37166.

Assessor of Property
Davidson County, Tennessee

This is to certify that I have copied the names of the vendor(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessments.
MAP 168 PARCEL 139
DATE_____
TAX YEAR_____
_____ ASSESSOR

Person or Agency Responsible for Payment of Taxes:
Charles W. Smithson
5885 Hester Beasley Rd
Nashville, TN 37221
(Name and Address)

STATE OF TENNESSEE
COUNTY OF _____

I, or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Charles W. Smithson
Affiant

Sworn to and subscribed before me, this the 26 day of April, 2001.

Janet Logan
NOTARY PUBLIC OR
REGISTER OF DEEDS
My commission expires:_____

CHARLES W. SMITHSON, JR.

TO QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/26/01 14:43 2pgs
Fees:10.00 Taxes:0.00
[redacted]
20010426-0042253

CHARLES W. SMITHSON, SR.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10), cash in hand paid, the receipt of which is hereby acknowledged, I, CHARLES W. SMITHSON, JR., have this day bargained and sold, and do hereby transfer and convey unto CHARLES W. SMITHSON, SR., his heirs and assigns, all my right, title, estate, and interest in and to certain lands situated in the Ninth Civil District of Davidson County, Tennessee, described as follows:

Beginning in the westerly margin of Hester Beasley Road at a point 320.0 feet southerly from the northeast corner of the Colebrooke Tract; running thence with said margin, south 34 degrees 30 minutes west 102.0 feet to an iron pin; thence north 55 degrees 30 minutes 400.0 feet to an iron pin; thence north 34 degrees 30 minutes east 102.00 feet to an iron pin; thence south 55 degrees 30 minutes east 400.0 feet to the beginning, being the same lands described in a conveyance from Charles Smithson, Sr., to Charles W. Smithson, Jr., of record in Warranty Deed Book 9407, page 435, Register's Office, Davidson County, Tennessee.

W. Michael Corley
Attorney-at-Law
200 South Third
Smithville, TN 37166
(615) 597-4087
FAX
(615) 597-7500

IN WITNESS WHEREOF, the grantor has executed this instrument on this the 22 ND day of April, 2001.

Charles W. Smithson Jr.
GRANTOR

STATE OF ~~TENNESSEE~~
COUNTY OF Robertson

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, CHARLES W. SMITHSON, JR., the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who acknowledged to me that she executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Springfield, Tennessee, on this the 22 day of April, 2001.

SKIP SMITHSON NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

NOTARY PUBLIC

My commission expires: 3/24/03

1/17/2012