BILL GARRETT, Davidson County
Trans:T20130084413 WILL
Recvd: 09/30/13 15:27 8 pgs
Fees:42.00 Taxes:0.00
20130930-0102493

Last Will and Testament

OF

KENNETH ALLEN HOWELL

I, Kenneth Allen Howell, domiciled in Davidson County, Tennessee, do make, publish and declare this to be my last will and testament, hereby revoking all wills and codicils heretofore made by me.

ARTICLE I

DEBTS

I direct that all of my just debts, my funeral expenses and the costs of administration of my estate be paid as soon as practicable after my death. My Executrix, in her sole discretion, may pay from my domiciliary estate all or any portion of the cost of ancillary administration and similar proceedings in other jurisdictions.

In the event that any property or interest in property passing under this will, by operation of law, or otherwise by reason of my death (other than as a part of my residuary estate), shall be encumbered by mortgage or lien, or shall be pledged to secure any obligation (whether the property or interest in property so encumbered or pledged shall be owned by me jointly or individually), it is my intention that such indebtedness shall not be charged to or paid from my estate, but that the devisee, legatee, joint owner taking by survivorship, or beneficiary receiving such property or interest in property shall take it subject to all encumbrances existing at the time of my death.

K.H
Initials

ARTICLE II

PROPERTY INSURANCE

All of my insurance policies which provide indemnity for the loss of or damage to any of my personal or real property by fire, windstorm or other similar casualty (including any claim for the loss of or damage to any such property which I might have at the time of my death against any insurance company), I give and bequeath, respectively, to those persons who shall or would have become the owners of such properties by reason of my death, whether such ownership be acquired under the provisions of this will, by survivorship or by other means.

ARTICLE III

EXECUTOR

I appoint my fiancé, Janis M. Cronin, to be Executrix of this my last will and testament. I direct that no bond be required of my said Executrix for the faithful performance of her duties. I vest my Executrix with full power and authority to sell, transfer and convey any property, real or personal, which I may own at the time of my death at such time and price and upon such terms and conditions as she may determine and to do every other act and thing necessary or appropriate for the complete administration of my estate.

ARTICLE III

POWERS OF EXECUTOR

I authorize my Executrix (including any substitute or successor personal representative) 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 any or all the powers set forth in Section 3 of Chapter 110 of the Tennessee General Assembly 1963, TCA 35-50-110, to the extent applicable, all of

KH

Initials

which provisions and power 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, notwithstanding that said statue may be amended hereafter or repealed at the time of my death.

ARTICLE IV

DISPOSITION OF RESIDUARY

All the rest, residue and remainder of the property which I may own at the time of my death, real, personal, and mixed tangible and intangible, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this will, including all lapsed legacies and devises and all life insurance payable to my estate, not otherwise specifically provided for herein, I bequeath and devise in fee to my fiancé, Janis M. Cronin.

KH

Initials

TESTIMONIUM

IN TESTIMONY WHEREOF, I have here unto subscribed my name to this my last will and testament, consisting of this and two (2) preceding typewritten pages, and for the purpose of identification I have initialed each page, all in the presence of the persons witnessing it at my request on this 19 day of June, 1998 at Nashville, Tennessee.

Kenneth Allen Howell

ATTESTATION

The foregoing, instrument, consisting of this and two (2) preceding typewritten pages, was signed, sealed, published and declared by Kenneth Allen Howell to be his last will and testament in our presence and we at his request and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses, this 18 day of June 1998, at Nashville, Tennessee.

Charlotte L. Hicks residing at 211 Donelson Pk, Nash, TN
witness

residing at 211 Donelson Pk, Nash, TN
witness

Initials

AFFIDAVIT OF WITNESS TO PROVE WILL

Charlotte L. Rhodes AND Andrew M. Cate after being duly sworn according to law, depose and say:

1. That they are adult citizens of Nashville, Davidson County, Tennessee.

2. That they witnessed the execution of the Last Will and Testament of Kenneth Allen Howell dated 6/18/98 to which this affidavit is attached, and that this affidavit is being made at the request of the Testator, and in accordance with Tennessee Code Annotated 32-2-211.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed their name at the instance and at the request of the Testator and in his presence, and in the presence of each other, 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.

Charlotte L. Rhodes

Andrew M. Cate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and Sworn to before me this 18th day of June, 1998.

Amy Beth Walpole
NOTARY PUBLIC

My commission expires: 2-3-2001

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

KJ
Initials

FILED

AUG 30 2013

RICHARD R. ROOKER, Clerk
By _____ Deputy

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

IN RE:

ESTATE OF KENNETH ALLEN HOWELL,

Deceased

No. 13P1342

ORDER

Based on an examination of the Petition and the sworn Testimony of the Petitioner on August 30, 2013, the Court finds the following:

1. Decedent was a resident of Davidson County, Tennessee;

2. Decedent died on August 4, 2009, at the age of fifty-seven (57);

3. Decedent left a Last Will and Testament, dated June 18th, 1998, which was properly signed and witnessed;

4. Decedent's Will was not admitted to Probate because there were no probate assets.

5. Decedent owned real property at the time of his death located at 2920 Lyncrest Drive, Nashville, TN 37214. Petitioner has requested that the Decedent's Will be admitted to probate for the limited purpose of establishing Muniment of Title to real estate; and

6. The Decedent owned no other property subject to probate and all debts of Decedent have been paid.

BASED ON THESE FINDINGS, THE COURT ORDERS THE FOLLOWING:

That the Last Will and Testament of Decedent dated September 4, 2008, duly proven, be admitted to probate for the limited purpose of establishing a muniment of title to real estate, pursuant to T.C.A. 32-2-111, without the necessity of granting letters testamentary or otherwise proceeding with administration and therefore evidencing the ownership in said real property to JANIS M. CRONIN.

I hereby certify that this is a true copy of original instrument filed in my office this 30th day of August 2013
RICHARD R. ROOKER Clerk
By _____
Deputy Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

ENTERED this 30th day of August, 2013.

Special Probate Master

SUSAN S. WEISS, #010672
Attorney for the Estate
229 Ward Circle A 11
P. O. Box 1025
Brentwood, TN 37024-1025
sweissatty@mindspring.com
(615) 377-1209

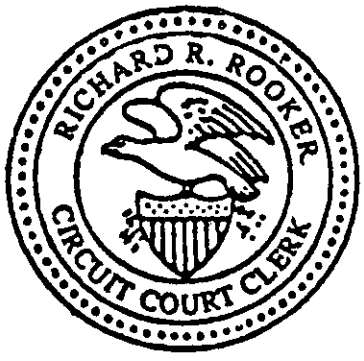
STATE OF TENNESSEE

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 ATTACHED EXHIBITS heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 09 day of AUGUST , 2013 , in Case Number 13P1342 between CRONIN, JANIS M. Petitioner, and HOWELL, KENNETH ALLEN 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 30 day of AUGUST 2013

RICHARD R. ROOKER, Clerk,

SEAL



By _____
Deputy Clerk