IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE – PROBATE DIVISION

FILED
MAY 14 2014
RICHARD R. ROOKER, Clerk
By D.C.

IN RE: ESTATE OF JAMES ALLEN IRWIN, JR.	)	
	)	
JERI DANELL ADCOCK,	)	Case No. 14P740
	)	
Petitioner.	)	

ORDER GRANTING PETITION TO PROBATE WILL FOR ESTABLISHING MUNIMENT OF TITLE TO REAL ESTATE

This cause came to be heard on the 14th day of May, 2014, before the Honorable Randy Kennedy, Judge of the Probate Court for Davidson County, Tennessee, upon the Petition of Jeri Danell Adcock ("Petitioner"), requesting that the last will and testament ("Will") of James Allen Irwin, Jr. ("Decedent") be admitted to probate for the limited purpose of establishing a muniment of title to Decedent's real estate without the necessity of granting letters testamentary or otherwise proceeding with administration.

Based upon consideration of the verified Petition and the entire record, the Court finds that the Petition should be granted.

It is, therefore, **ORDERED, ADJUDGED, and DECREED** that Decedent's Will is admitted to probate for the limited purpose of establishing a muniment of title to Decedent's real estate without the necessity of granting letters testamentary or otherwise proceeding with administration.

It is so **ORDERED**.

ENTER THIS THE 14 DAY OF May, 2014

RICHARD R. ROOKER CIRCUIT COURT CLERK

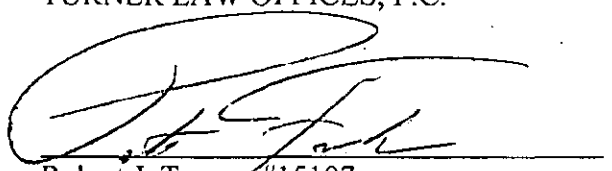
RANDY KENNEDY, JUDGE

BILL GARRETT, Davidson County
Trans:T20140034342 ORDER
Recvd: 05/16/14 12:45 11 pgs
Fees:57.00 Taxes:0.00

20140516-0042299

APPROVED FOR ENTRY:

TURNER LAW OFFICES, P.C.



Robert J. Turner, #15107
Peter P. Frech, #31126
Attorney for Petitioner
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201
(615) 259-2660

CERTIFICATE OF SERVICE

I hereby certify that a true and accurate copy of the foregoing document has been served on the following by (X) U. S. Mail, postage prepaid; ( ) hand delivery; ( ) facsimile transmission to _____, hard copy by U. S. Mail:

Jeri Danell Adcock
504 Alta Loma Road
Goodlettsville, TN 37072

Joel Gregory Farmer
504 Alta Loma Road
Goodlettsville, TN 37072

This the 14 day of May, 2014.

Robert J. Turner
Peter P. Frech

I hereby certify that this is a true copy of original instrument filed in my office this 14th day of May 20 14
RICHARD R. ROOKER, Clerk
By _____ Deputy Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

Original

Last Will and Testament of

James Allen Irwin, III



14P740 FILED
MAY 14 2014
RICHARD R. HOOKER, Clerk
By [illegible] Deputy

LAST WILL AND TESTAMENT
OF
JAMES ALLEN IRWIN, JR

I, James Allen Irwin, Jr., a resident of Davidson County, Tennessee, being of full age and sound and disposing mind and memory, hereby make, publish and declare this to be my Last Will and Testament, and I hereby revoke any and all Wills by me at any time heretofore made.

FIRST: I direct that all my just debts, including my funeral expenses and the cost of administration, be paid out of my general estate as soon as practicable after my death. To this end, I incorporate by reference the provisions of *Tennessee Code Annotated* § 35-50-110 and authorize my Executor to sell any of my property, real, personal or mixed and execute all conveyances necessary to effectuate such sale. I direct my Executor, hereinafter named, to pay all estate, inheritance, succession and other taxes which may be payable by, or chargeable against my estate, or any beneficiaries thereof, out of my general estate as an expense of administration, without apportionment or proration among the beneficiaries, legatees and devisees. I direct that all real property which I may own at the time of my death be administered as a part of my probate estate subject to the control of my Executor, as authorized by T.C.A. §31-2-103. It is my intention that my Executor have possession and control of my real property during the period of administration, including the power to sell, lease, encumber and otherwise convey all or any portions of such real property or interests therein without the joinder of any beneficiary of my estate or the approval of any court. Any commissions or other expenses arising out of the sale of any such property by my Executor shall be deemed to be a proper expense of administering my estate.

SECOND: After the payment of my just debts and funeral expenses, I give, devise and bequeath all of my estate, real, personal and mixed of every kind and nature whatsoever and wheresoever situated, to Jeri Danell Adcock, if living, absolutely and in fee simple. In the event Jeri Danell Adcock predeceases me, we meet simultaneous death or we die under conditions under which it is impossible to determine which of us died first, I give, devise and bequeath all of my said estate to Joel Gregory Farmer, absolutely and in fee simple.

THIRD: I hereby nominate and appoint Jeri Danell Adcock to be the Executor of this my Last Will and Testament, and in the event of the death of Jeri Danell Adcock during my lifetime or her incapacity or refusal to act, I nominate and appoint Joel Gregory Farmer as contingent

Executor. I hereby direct that neither Jeri Danell Adcock nor Joel Gregory Farmer shall be required to give any bond, file any inventory or make any accounting as such Executor or Executrix.

IN WITNESS WHEREOF, I hereunto set my hand, and declare the foregoing instrument to be my Last Will and Testament.

Dated this the 12 day of October, 2011.

James Allen Irwin, Jr.

On this 12 day of October 2011, James Allen Irwin, Jr., of the City of Nashville, County of Davidson, State of Tennessee, declared the foregoing to be his Last Will and Testament and asked us to witness the execution thereof, he signed his name, James Allen Irwin, Jr., in our presence at the end of said instrument and as witnesses thereof, we do now, at his request, in his presence, and in the presence of each other, hereunto subscribe our names and addresses, this clause having been first read to us and we having noted and hereby certify that the matters herein stated took place in fact and in the order herein stated.

NAME OF WITNESS *(Signature)*

95 White Bridge Rd #505
Nashville, TN
ADDRESS OF WITNESS

Michael M. Castellano
(Print Name)

NAME OF WITNESS *(Signature)*

504 Alta Loma Rd.
Goodlettsville TN 37072
ADDRESS OF WITNESS

Cecil D. Atherton
(Print Name)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the above State and County, the within-named witnesses, who after being duly sworn according to law, deposed and said that they are the subscribing witnesses of the foregoing Will of James Allen Irwin, Jr.; that each of them are adults, that each of them signed the attestation clause of the said Will at the request of James Allen Irwin, Jr., and in his sight and presence, and in the sight and presence of each other, that at the time he executed his Will, James Allen Irwin, Jr. appeared to be of sound mind and over eighteen years old and that all facts stated in the foregoing attestation clause are true.

[signature] 10/12/2011
NAME OF WITNESS DATE

Cecil D. Catherton 10-12-11
NAME OF WITNESS DATE

Sworn to and subscribed before me
this 12 day of October, 2011.

Jo Lynn Mangrum
NOTARY PUBLIC

JO LYNN MANGRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: 5/8/2012

This instrument was prepared by:

Michael M. Castellarin, Esq.
Moody, Whitfield & Castellarin
95 White Bridge Road, Suite 509
Nashville, TN 37205
(615) 356-8130

Original

Last Will and Testament of

James Allen Irwin, III



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MAY 14 2014
RICHARD R. ROOKER, Clerk
By [illegible] Deputy

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OF
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NAME OF WITNESS *(Signature)*

95 Whitebridge Rd #305
Nashville, TN
ADDRESS OF WITNESS

Michael M. Castellanin
(Print Name)

Cecil D. Atherton
NAME OF WITNESS *(Signature)*

504 Alta Loma Rd.
Goodlettsville TN 37072
ADDRESS OF WITNESS

Cecil D. Atherton
(Print Name)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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NAME OF WITNESS — DATE: 10/12/2011

NAME OF WITNESS — DATE: 10-12-11

Sworn to and subscribed before me
this 12 day of October, 2011.

JO LYNN MANGRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My commission expires: 5/8/2012

This instrument was prepared by:

Michael M. Castellarin, Esq.
Moody, Whitfield & Castellarin
95 White Bridge Road, Suite 509
Nashville, TN 37205
(615) 356-8130

RICHARD R. ROOKER CIRCUIT COURT CLERK

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RICHARD R. ROOKER, Clerk
By _____ Deputy Clerk