BILL GARRETT, Davidson County
Trans:T20140089075 ORDER
Recvd: 11/26/14 09:10 5 pgs
Fees:27.00 Taxes:0.00
20141126-0109005

NEW OWNER IS AND SEND TAX BILLS TO:
Shirley A. Gardner
2325 West Mt. Vernon Road
Bethpage, TN 37022

IN THE CHANCERY PROBATE COURT FOR SUMNER COUNTY, TENNESSEE
AT GALLATIN

IN THE MATTER OF:	)	NO. 2014PR-463
THE ESTATE OF JOHN G. GARDNER, III,	)	
Deceased	)	
	)	
	)	
SHIRLEY A. GARDNER,	)	
Petitioner	)	

FILED ✓ AM PM
SUMNER CO. CHANCERY COURT
NOV 25 2014
DARLENE D. DAUGHTRY, CLERK & MASTER
BY: JA 10.50
DEPUTY CLERK & MASTER

ORDER

This cause came on to be heard on the 25th day of November, 2014, before Chancellor Louis W. Oliver, III, whereupon SHIRLEY A. GARDNER produced the Last Will and Testament of JOHN G. GARDNER, III, deceased, having died on August 30, 2011. Said Will bears the dated of January 10, 2002. The Petitioner has requested that the same be admitted to probate and recorded as the Last Will and Testament of JOHN G. GARDNER, III.

It appearing to the Court from the Petition, that the Last Will and Testament of JOHN G. GARDNER, III should be admitted to probate for the sole purpose of establishing a muniment of title to the real property of the late JOHN G. GARDNER, III. That according to Article II of the said Will, **the decedent devised his one-half (½) interest in the within described real estate to his wife, SHIRLEY A. GARDENER.** Said real estate is situated in the 12th Civil District of Davidson County, Tennessee, and more particularly described as follows:

TRACT NO. I:
Parcel ID: 071 07 0 134.00

Property known as 0 Prince Ave., Nashville, Davidson County, Tennessee.

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No.

35 on the Map of J. B. Haynie's Oriental Plan, as of record in Book 161, Pages 26 and 27, Register's Office of Davidson County, Tennessee.

Said Lot No. 35 fronts 100 feet on the north side of Prince Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to John G. Gardner, Jr. by Quitclaim Deed from Mary E. Gardner of record in Deed Book 5125, Page 576, Register's Office for Davidson County, Tennessee. John G. Gardner, Jr. died intestate on September 14, 2008 leaving James R Gardner and John G. Gardner, III as his only living heirs at law.

TRACT NO. II:
Parcel ID: 071 07 0 133.00

Property known as 0 Prince Ave., Nashville, Davidson County, Tennessee.

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 36 on the Map of J. B. Haynie's Oriental Plan, as of record in Book 161, pages 26 and 27, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John G. Gardner, Jr. by Warranty Deed from Dorothy Schleicher, of record in Deed Book 9301, Page 405, Register's Office for Davidson County, Tennessee. John G. Gardner, Jr. died intestate on September 14, 2008 leaving James R Gardner and John G. Gardner, III as his only living heirs at law.

TRACT NO. III:
Parcel ID: 071 07 0 241.00

Property known as 305 E. Trinity Lane, Nashville, Davidson County, Tennessee.

Being Lot No. 16 on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 100 feet on the North side of Countess Street and runs back 146 feet on the west line and 145 feet on the east line, to an alley in the rear on which it measures 100 feet.

Being the same property conveyed to John G. Gardner, Jr. by Quitclaim Deed from Mary E. Gardner, of record in Deed Book 5125, Page 580, Register's

Office for Davidson County, Tennessee. John G. Gardner, Jr. died intestate on September 14, 2008 leaving James R Gardner and John G. Gardner, III as his only living heirs at law.

TRACT NO. IV:
Parcel ID: 071 07 0 144.00

Property known as 301 E. Trinity Lane, Nashville, Davidson County, Tennessee.

Being the East half of Lot No. 17 on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said East half of Lot No. 17 fronts 50 feet on the North side of Countess Street and runs back between parallel lines 146 feet, more or less, to an alley in the rear and shows 50 feet on said alley.

Being the same property conveyed to Mary Y. Gardner, married, by Warranty Deed from Lula B. Cahoon, formerly Lula Bessie Schleicher, of record in Deed Book 5360, Page 913, Register's Office for Davidson County, Tennessee. Mary Y. Gardner died intestate on February 23, 2003 leaving John G. Gardner, Jr, James R. Gardner, and John G. Gardner, III as her only living heirs at law. John G. Gardner, Jr. died intestate on September 14, 2008 leaving James R Gardner and John G. Gardner, III as his only living heirs at law.

TRACT NO. V:
Parcel ID: 071 07 0 145.00

Property known as 305 E. Trinity Lane, Nashville, Davidson County, Tennessee.

Being Lot No. 15 on the Map of J. B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 100 feet on the North side of Countess Street and runs back 146 feet on the west line and 145 feet on the east line, to an alley in the rear on which it measures 100 feet.

Being the same property conveyed to John G. Gardner, Jr. and wife, Mary E. Gardner, By Warranty Deed from Robert W. Chick and wife, Jeanne M.

Chick, of record in Deed Book 4340, Page 730, Register's Office for Davidson County, Tennessee. Mary E. Gardner died intestate on February 23, 2003 leaving John G. Gardner, Jr, James R. Gardner, and John G. Gardner, III as her only living heirs at law. John G. Gardner, Jr. died intestate on

September 14, 2008 leaving James R Gardner and John G. Gardner, III as his only living heirs at law.

TRACT NO. VI:
Parcel ID: 071 07 0 192.00

Property known as 216 E. Trinity Lane, Nashville, Davidson County, Tennessee

Being easterly 50 feet of Lot No. 2 on the Map of Trinity Heights, T. W. Crutcher, Trustee, Subdivision of Lot No. 3 of the White Lands, as of record in Book 332, Page 4, Register's Office for said County.

Said easterly part of Lot No. 2 fronts 50 feet on the southerly side of Trinity Avenue and runs back 164.9 feet, more or less, on the west line to an alley, and 163.8 feet, more or less, on the east line and shows 50 feet on said alley.

Being the same property conveyed to John G. Gardner, Jr. and wife, Mary E. Gardner, by Quitclaim Deed from Coolco, Inc., of record in Instrument No. 20001121-0115195, Register's Office for Davidson County, Tennessee. Mary E. Gardner died intestate on February 23, 2003 leaving John G. Gardner, Jr, James R. Gardner, and John G. Gardner, III as her only living heirs at law. John G. Gardner, Jr. died intestate on September 14, 2008 leaving James R Gardner and John G. Gardner, III as his only living heirs at law.

And, it further appearing that the Decedent had no personal estate and no formal administration is required.

IT IS THEREFORE, ORDERED ADJUDGED AND DECREED that the instrument presented to the Court is the true and whole Last Will and Testament of the said JAMES G. GARDNER, III, deceased, and the same is hereby admitted to probate as such, and that the Clerk of this Court is hereby directed to file and record the same for the purpose of establishing a muniment of title to the real property of JAMES G. GARDNER, III, and that no formal administration is required.

ENTERED this the 25th day of November, 2014.

LOUIS W. OLIVER, III, CHANCELLOR

APPROVED FOR ENTRY:
KELLY & SMITH

BY: _____
Philip C. Kelly - BPR #0002382
Attorney for the Petitioner
125 Public Square
Gallatin, TN 37066
(615) 452-2000, Ext.#10

STATE OF TENNESSEE
SUMNER COUNTY

I, Darlene D. Daughtry, Clerk & Master of said County, do hereby certify that the foregoing instrument contains a true and complete copy of _____ as same appears of record or on the file in Book 2014 Page _____ of the records of the Chancery Court of Sumner County, Tennessee. Given under my hand and seal this 25th day of _____, 20__.

DARLENE D. DAUGHTRY, Clerk & Master

By _____ D.C.