PICK-UP

In the Seventh Circuit Court of Davidson County, Tennessee

(Probate Division)

BILL GARRETT, Davidson County
Trans:T20150005767 DEEDQC
Recvd: 01/23/15 12:58 8 pgs
Fees:42.00 Taxes:0.00
20150123-0006791

IN THE MATTER OF:

DANNY KEITH ELLIS
No. 10P-1507

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

ADMINISTRATOR'S QUITCLAIM

This indenture made and entered into this 27th day of September, 2010, by and between

BARRY L. ELLIS AND SHELIA PUGH, CO-ADMINISTRATORS AND PERSONAL REPRESENTATIVES OF THE ESTATE OF DANNY KEITH ELLIS, Deceased, and GRACE ROUTH ELLIS, party of the first part, and

SHELIA PUGH, party of the second part,

WITNESSETH: That for and in consideration of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part does hereby bargain, quitclaim and convey unto the said party of the second part, the following described property, situated and being in the County of Davidson, State of Tennessee, to-wit:

Lot No. 219 on the Plan of Abbington Park, a Planned Unit Development, Phase One, Section Five, of record in Instrument No. 20060113-0005368, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

The said parcel was conveyed to Danny Keith Ellis by instrument of record in Instrument Number 20060731-0092801 in the Register's Office of Davidson County, Tennessee. The said Danny Keith Ellis died intestate on September 9, 2010, leaving his mother Grace Routh Ellis, his brother Barry L. Ellis and his fianceé Shelia Pugh as his survivors. Grace Routh Ellis joins in to dispose of and quitclaim any interest she may have by virtue of intestacy to party of the second part. The parties agree to distribution per "Exhibit A" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the party of the first part has executed this instrument on the above day and year.

ESTATE OF DANNY KEITH ELLIS

By: Barry L. Ellis
Barry L. Ellis

By: Shelia Pugh
Shelia Pugh

Grace Routh Ellis
Grace Routh Ellis

STATE OF WISCONSIN, COUNTY OF Grant

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Barry L. Ellis as Co-Administrator and Personal Representative of the Estate of Danny Keith Ellis, deceased, to me known to be the person described in and who executed the foregoing instrument for the purposes therein contained as his free act and deed for and on behalf of said estate.

WITNESS my hand and Notarial Seal at office this 27th day of September, 2010.

Karen J. Lynch
Notary Public

My Commission Expires: 5-19-13

KAREN J. LYNCH NOTARY PUBLIC STATE OF WISCONSIN

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Shelia Pugh as Co-Administrator and Personal Representative of the Estate of Danny Keith Ellis, deceased, to me known to be the person described in and who executed the foregoing instrument for the purposes therein contained as his free act and deed for and on behalf of said estate.

WITNESS my hand and Notarial Seal at office this 1st day of October, 2010.

Robert S. Burns
Notary Public

ROBERT S. BURNS STATE OF TENNESSEE NOTARY PUBLIC MARION COUNTY

My Commission Expires: 7-25-12

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Grace R. Ellis, to me known to be the person described in and who executed the foregoing instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and Notarial Seal at office this 28th day of September, 2010.

Notary Public

NOTARY PUBLIC

My Commission Expires: 6/7/12

(FOR RECORDING DATA ONLY)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00, pursuant to distribution in the Estate of Danny Keith Ellis.

Affiant

Subscribed and sworn to before me this 20TH day of January, 2015.

Notary Public

My Commission Expires: 4-19-2016

ROBERT S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN

Property address:
4561 Hawthorn Drive
Nashville, TN 37214

Mail tax bills to: Owner
Shelia Pugh Ellis
4561 Hawthorn Drive
Nashville, TN 37214

Tax Map and Parcel No.: 062-2B Parcel 243.00CO

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

Robert S. Burns, Atty.
39 John Allin Drive
Sewanee, TN 37375

EXHIBIT A

LAST WILL AND TESTAMENT OF

KEITH ELLIS

I, Keith Ellis, of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this as my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

I.

I direct that all my legal debts, funeral expenses, inheritance and estate taxes and the expenses of administering my estate be paid out of my residuary estate by my Executor or Successor Executors, hereinafter named, as soon after my death as is practicable.

II.

I hereby will, give, and bequeath certain items of personalty, if owned by me at the time of my death, absolutely and in fee simple, provided the named beneficiary survives me, and otherwise with the bequest to lapse, as follows:

A. To my nieces, Sarah and ~~Daniel~~ Brother Barry, to my nephew, Daniel, and to my ~~Uncle Bob~~, the sum of ~~Five Thousand Dollars each~~; Sister 'n Law Terri, Mother Grace

B. To my friend?, Shelia Pugl, my household contents, with the following instructions: It is my wish, but not my will, that certain individual family members and friends be remembered with personal items I may own at the time of my death, and to that end I plan to leave a list of items with this will to help them know

my thoughts in that regard, which list I intend to revise from time to time. As this list is not testamentary in nature, I ask my Executor and/or Successor Executors to use their own judgment and discretion in that regard, being bound not at all to follow this instruction except to the extent they choose to do so. It is my wish but not my will that they be considerate of the value of items with family history whether they keep them or share them with family, and that ask that they care for, preserve, and share such items as sentimental treasures, as they have been meaningful to me.

III.

I hereby will, give, bequeath and devise all the balance, rest and residue of my property, real, personal, and mixed, of whatever kind and nature and wherever situated, of which I die seized and possessed, or may be entitled to at the time of my death, to my friend, Shelia Pugh, if living, or otherwise to her children, absolutely and in fee simple, share and share alike; provided, however, that in the event any beneficiary of mine shall be under the age of twenty-one years, the share for that beneficiary shall pass to my brother?, Barry, as Trustee, or if he is unwilling or unable to serve, then to my sister?, n/law Terri, as Successor Trustee, for the health, education, welfare and use of the minor beneficiary or beneficiaries, with the balance of the trust corpus remaining, if any, to be distributed to the named beneficiary upon his or her attaining the age of twenty-one years.

IV.

My said Trustee (also meaning any Successor Trustee) shall utilize the said Trust for the use and benefit of my said beneficiaries, to provide for their health, education,

welfare and support in accordance with their respective needs, and not necessarily equally, using both principal and interest therefor, as my Trustee shall determine to be necessary or desirable, to provide or withhold the same in the absolute and unquestioned discretion of my said Trustee, who shall deliver the balance, if any, of any remaining amount in equal shares to each of them living when all beneficiaries shall have attained the age of twenty-one (21) years. I direct that no bond or other security shall be required of such Trustee for the faithful performance of his or her duties.

V.

My Trustee may, in his or her discretion, terminate any Trust created hereunder when in the Trustee's opinion the principal amount thereof does not warrant the cost of continuing said Trust, or its administration would be otherwise impractical. Upon such termination, my Trustee shall pay over the then remaining balance in such Trust to or for the benefit of the beneficiary or beneficiaries.

No principal or income payable or to become payable under the Trust created by this Will shall be subject to an anticipation or assignment by any beneficiary thereof or attachment by or to the interference or control of any creditor of any such beneficiary or to be taken or reached by any legal or equitable process in satisfaction of any debt or liability of such beneficiary prior to its actual receipt by the beneficiary.

VI.

I authorize my Executor, Successor Executor(s), and Trustee(s) in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate or trust, to exercise any or all the powers set forth in Section 3, Chapter 110 of the Acts of the Tennessee General Assembly of 1963, T.C.A. Section 35-50-110,

to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. I further direct that all my said fiduciaries shall have the power of sale over any asset I may leave, whether real, personal, and/or mixed property, upon such terms and such conditions as my fiduciary shall determine, together with the full, unquestioned discretion to make absolute decisions regarding the valuation, apportionment and distribution of any such property, to transfer and convey the same in cash or in kind as my said fiduciaries, without regard to any equal division of Trust benefits, but solely according to the various needs of each beneficiary, if more than one, as my Trustee may decide, and with the decision as to any and all such matters being final.

VII.

I hereby appoint my said friend, Shelia Pugh, as Executor of this my Last Will and Testament, and in the event he/she should predecease me or fail or refuse to serve as such, then I nominate my (brother, sister, parent...??) Barry, to serve as Successor Executor, and further direct that neither of the said parties are to be required to make or give bond, or state inventories or accountings, except as otherwise may be required by law.

IN WITNESS WHEREOF, I, Keith Ellis, have hereunto subscribed my name this _____ day of _____, 2009, to this my Last Will and Testament, and at the bottom of each of the preceding page(s), in the presence of each and all the

subscribing witnesses who I have requested to act as such by signing below and in an Affidavit pursuant to the provisions of T.C.A. Section 32-2-110.

Keith Ellis

Signed, published and declared by the aforesaid Keith Ellis, as and for his Last Will and Testament, in the presence of us, the undersigned, who, at his request and in his sight and presence, and in the presence of each other, have subscribed our names hereto as attesting witnesses this day and year above written.

Attesting Witnesses