THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043825**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $377,500.00. Wallace Estill Wilson Affiant Subscribed and sworn to before me, this 26th day of May, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150041449 DEEDWARR
Recvd: 05/28/15 14:10 5 pgs
Fees:28.00 Taxes:1396.75
20150528-0049276

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Todd Murphy and Sally Murphy 4102 Eden Avenue Nashville TN 37215-3520	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-03-127.00

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, **Wallace Estill Wilson, Lawrence Alexander Wilson, Marilyn Wilson, and Buford Gray Wilson, IV as all the Heirs of Grace E. Wilson** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Todd Murphy and Sally Murphy, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 57, GREEN HILLS SUBDIVISION NO. 2, as shown on plat of record in Plat Book 547, Page 139, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grace E. Wilson by General Warranty Deed from The Prudential Insurance Company of America, recorded on the 15th day of April, 1936 in Deed Book 1001, Page 49, in the Register's Office of Davidson County, Tennessee. Grace E. Wilson having died December 3rd, 2000 in Davidson County, Tennessee. Grace E. Wilson left a will but will has not been probated. Wallace Estill Wilson, Lawrence Alexander Wilson, and Buford Gray Wilson, Jr. being her only surviving heirs as referenced in Affidavits of Heirship of record in Instrument No 20150528-0049273 and Instrument No 20150528-0049274. See attached "Exhibit A."

Buford Gray Wilson, Jr. having died and being survived by his wife, Marilyn Wilson and his son Buford Gray Wilson, IV. Affidavit of Heirship of record in Instrument No. 20150528-0049275.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREEN HILLS SUBDIVISION NO. 2, as recorded in Plat Book 547, Page(s) 139.

This is improved property located at 4102 Eden Avenue Nashville, TN 37215-3520.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 26th day of May, 2015.

Wallace Estill Wilson

Wallace Estill Wilson

Lawrence Alexander Wilson by Wallace Estill Wilson Attorney-in-fact

Lawrence Alexander Wilson
By Wallace Estill Wilson, attorney-in-fact

Marilyn Wilson

Buford Gray Wilson by Wallace Estill Wilson Att-in-fact

Buford Gray Wilson, IV
By Wallace Estill Wilson, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wallace Estill Wilson and Marilyn Wilson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2015.

Notary Public

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wallace Estill Wilson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Buford Gray Wilson, IV and Lawrence Alexander Wilson,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of May, 2015.

Notary Public

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

My Commission Expires: _____

Exhibit A

LAST WILL AND TESTAMENT

OF

GRACE ESTILL WILSON

I, Grace Estill Wilson, of Davidson County, Tennessee, being of sound mind and disposing memory do hereby make, publish and declare this my Last Will and Testament hereby revoking any Will or Codocil heretofore made.

I nominate and appoint my son, Wallace Estill Wilson, as Executor of this my Last Will and Testament and direct that he not be required to execute bond.

I will and direct that all of my just debts, taxes and any expenses of administration be paid by my Executor from my estate. Any insurance payable to my estate may be used for paying debts, taxes and expenses of administration.

I may leave with this Will or with one of my sons a Memorandum in my handwriting setting forth items of personal property and designating the beneficiary of such property. I will and direct that my Executor honor the provisions of such a Memorandum and distribute the personal property described therein accordingly.

I give, devise and bequeath all of the rest and residue of my property, real, personal and mixed, of whatever kind, character and wheresoever situated to my three sons: Buford Gray Wilson, Jr., Lawrence A. Wilson and Wallace Estill Wilson, equally, share and share alike. In the event my son Buford Gray Wilson predeceases me, then his son, Buford Gray

Wilson, IV, shall receive one-third of the share which his father would have received (that is, one-ninth of my estate) with the remainder of Buford Gray Wilson, Jr.'s share being distributed equally among the other beneficiaries. Similarly should Lawrence A. Wilson predecease me, each of his three children, should they all survive my death, would take one-third of their father's share (one-ninth of my estate). Should any of my three sons predecease me without children surviving, then the share of such child shall be divided equally among my surviving children, or my grandchildren, as above provided.

IN WITNESS WHEREOF, I have hereunto executed my Last Will and Testament on this the 17 day of April, 1985.

Grace Estill Wilson

Grace Estill Wilson

Signed, signified and declared by the said GRACE ESTILL WILSON, being of sound mind and disposing memory, as and for her Last Will and Testament, in the presence and sight of us, present at the same time, who, at her request, in her presence and sight, and in the presence and sight of each other, have subscribed our names as attesting witnesses on the day and year last above written.

WITNESSES:

Wilson Sims ADDRESS: Nashville, Tn

Martha H. Mears ADDRESS: Nashville, TN.

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Martha W. Mears and Wilson Sims, being severally duly sworn, depose and say that:

We are acquainted with GRACE ESTILL WILSON, who executed this Last Will and Testament, consisting of Two (2) typewritten pages, dated April 17th, 1985, on that date at Nashville, Tennessee, by subscribing her name at the end thereof in the presence and sight of each of us.

At the time of subscribing said Will, GRACE ESTILL WILSON declared the instrument so subscribed by her to be her Last Will and Testament, and we thereupon signed our names as witnesses at the end of said instrument at her request and in her presence and sight, and in the presence and sight of each other.

At the time of executing said Last Will and Testament, GRACE ESTILL WILSON was over the age of eighteen years and in our opinion was of sound mind, memory and understanding and not under any restraint or in any respect incompetent to make a Last Will and Testament.

This affidavit is made at the request of said GRACE ESTILL WILSON.

The Last Will and Testament was examined by the undersigned witnesses at the time this Affidavit was made.

Martha W. Mears Wilson Sims

Sworn to and subscribed before me this 17 day of April, 1985.

Virginia D. Cox
Notary Public

My Commission Expires:

1/19/88