WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048065 DEEDWARR
Recvd: 06/17/15 09:21 5 pgs
Fees:28.00 Taxes:354.83
20150617-0057556

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,900.00

Kathleen A Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2015.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Albert Murphy, Jr. and Jordan Stephanie Carver	SAME	
(NAME) 425 Cedarvalley Drive	(NAME)	162-13 28
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DONALD FREET AND BONNIE BELLIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES ALBERT MURPHY, JR. AND JORDAN STEPHANIE CARVER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Revised Section One, Cedarwood Estates, of record in plat Book 4675, page 62, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carol A. Kuzman, a married Woman, by deed from The Ursula M. Mitchell Revocable Trust Dated August 21, 1989, of record in Book 10306, page 162, Register's Office for Davidson County, Tennessee. Carol A. Kuzman divorced and re-married and was then known as Carol A. Lee (a/k/a Carol Ann Lee). Carol Ann Lee died August 30, 2014. Donald Freet and Bonnie Bellis are the devisees under the Will of Carol Ann Lee filed in the Seventh Circuit Court at Davidson County, Tennessee At Nashville on November 14, 2014 as Docket No. 14P1881, and also by Order on Motion For Default and Petition to Interpret and Construe Will attached hereto as Exhibit "A".

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 4675, page 62, said Register's Office; (c) restrictive covenants of record in Book 4753, page 683, said Register's Office; and (d) joint driveway easement of record in Book 5999, page 484, said Register's Office.

unimproved
This is improved x property, known as 425 Cedarvalley Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of June, 2015.

DONALD FREET

Bonnie Bellis Attorney In Act.

BONNIE BELLIS

BY DONALD FREET, 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, the within named Donald Freet, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15 day of June, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2015, before me personally appeared Donald Freet, to me known to be the person who executed the foregoing instrument on behalf of Bonnie Bellis and acknowledged that he executed the same as the free act and deed of Bonnie Bellis.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

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EXHIBIT "A"

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

FILED
MAR 27 2015
RICHARD R. ROOKER, Clerk
By Deputy

IN THE MATTER OF:
THE ESTATE OF CAROL ANN LEE, Deceased

No. 14P1881

DONALD FREET, PETITIONER

ORDER ON MOTION FOR DEFAULT AND PETITION TO INTERPRET AND CONSTRUE WILL

The motion on the petitioner's motion for default and the petition to interpret and construe the will came to be heard by this court on the 27th day of March, 2015, before the Honorable David Randall Kennedy, Sr. The court, having reviewed the petition, submissions of the parties and arguments of counsel, hereby finds that the motion for default should be granted due to the fact Lisa Renee Gibbner and Rachel Denise Hogan have failed to answer as interested parties to this petition that was served on them on January 30, 2015 and January 29, 2015. Further, they have failed to respond of answer to this Motion for Default.

Further, the court finds that it is the clear intent of the testator as established by the record and evidence before the court that the intent of the testator, Carol Ann Lee, was to provide for her natural children, Donald Freet and Bonnie Bellis, in her will. They shall be considered the beneficiaries of the estate beyond the two specific gifts in Item II of the will. The last will and testament of Carol Ann Lee is construed and interpreted to provide that Carol Ann Lee is deemed to have died intestate beyond the two specific gifts in Item II of the will (due to the fact Frederick Neil Alexander predeceased Carol Ann Lee). Further, the court finds that the Anti-Lapse Statute does not apply in this situation as it is contrary to the intent of the testator and Tennessee law as applied.

Further, that the attorney's fees and costs of the petitioner be assessed against

Copy

the estate for this proceeding to interpret and construe the will as this petition and action was done in the furtherance of the interest of the estate.

It is therefore ORDERED, ADJUDGED and DECREED that the motion for default is granted as more fully stated above. Further, the petition/motion to interpret and construe the will is granted as more fully stated above.

ENTERED this the 27 day of March, 2015.

JUDGE

APPROVED FOR ENTRY:

JASON A. LEE
Registration No: 22890
Attorney for Petitioner,
Donald Freet

BREWER, KRAUSE, BROOKS,
CHASTAIN & BURROW, PLLC
P. O. Box 23890
Nashville, TN 37202-3890
(615) 256-8787
Email: jlee@bkblaw.com

CERTIFICATE OF SERVICE

I hereby certify that on this 27th day of March, 2015, a true and correct copy of the foregoing document has been sent via first class United States mail, postage prepaid, addressed to:

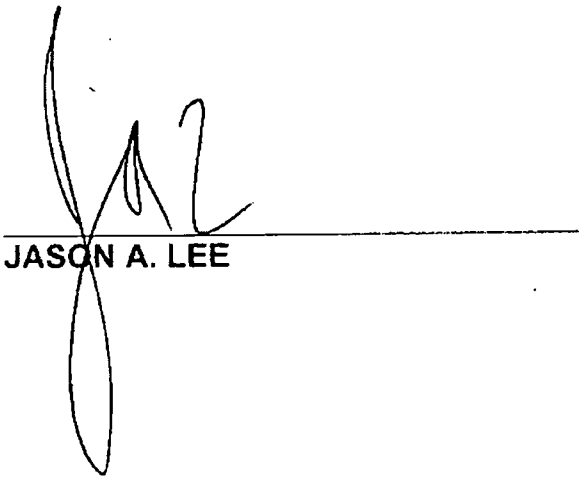
Donald Freet
1050 Bateman Court
Chapmansboro, TN 37035

Bonnie L. Bellis
615 B Street
Enola, PA 17025

Copy

Lisa Renee Gibbner
80 Shallow Lake Circle
Allensville, KY 42204-9057

Rachel Denise Hogan
105 Lake Brink Drive
Nashville, TN 37214



JASON A. LEE

JAL:dml