WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150086920 DEEDWARR
Recvd: 10/13/15 09:19 5 pgs
Fees:28.00 Taxes:740.00
20151013-0103879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.21.17

(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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
Walter L. Morelock, Jr.	NEW OWNER	
(NAME)	(NAME)	
7143 Lama Terra Drive		Map 16
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		Parcel 184
(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 **WALTER L. MORELOCK, JR. AND LISA D. MORELOCK, HUSBAND AND WIFE**, 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. 3 on the Plan of Ridgeview Estates, Section 2, Phase 1, of record in Plat Book 6900, page 181, 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. Kuzma and Fredrick N. Lee, both unmarried, by deed dated October 22, 2001, from Albert R. Wynn and wife, Patsy L. Wynn, of record in Instrument No. 20011024-0116330, said Register's Office. Carol A. Kuzma and Fredrick N. Lee married. Carol A. Kuzma was then known as Carol A. Lee. Fredrick N. Lee died August 29, 2014. Pursuant to TCA 31-3-120(b), Donald Freet and Bonnie Bellis are the devisees of the interest of Fredrick N. Lee in the above property under the will of Fredrick N. Lee filed in the Seventh Circuit Court at Davidson County, Tennessee At Nashville as Docket No. 15P71. Carol A. 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". Carol A. Lee was the same person as Carol Ann Lee.

Donald Freet and Bonnie Bellis were the only children of Carol Ann Lee pursuant to Affidavit of Heirship of record in Instrument No. 20151013-0103877 and Lisa Renee Gibbner and Rachel Denise Hogan were the only children of Fredrick Neil Lee pursuant to Affidavit of Heirship of record in Instrument No. 20151013-0103876, both in the Register's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in this property as married persons and that the said property is not subject to any marital rights therein.

This conveyance is subject to all matters appearing on the plan of record in Book 6900, page 181, said Register's Office; and (c) restrictive covenants of record in Book 7104, page 593, said Register's Office.

unimproved
This is improved x property, known as 7143 Lama Terra Drive, Goodlettsville, TN 37072
(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 9th day of October, 2015.

DONALD FREET

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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of October, 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 9th day of October, 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 9th day of October, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

RECORD AND RETURN TO:
SolomonParks Title & Escrow, LLC
305-B Indian Lake Boulevard
Suite 220
Hendersonville, TN 37075
615.431.5400

COPY

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

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:

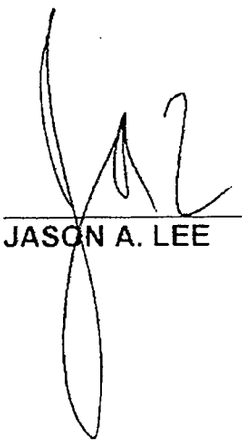
Donald Freet
1050 Bateman Court
Chapmansboro, TN 37035

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