FILED

JAN 14 2016

RICHARD R. ROOKER, Clerk
By _____ Deputy

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

IN RE:)
)
) NO. 16P-28
) Confirmation of Entry
ESTATE OF) Requested
)
HATTIE MARIE GAMMONS)

BILL GARRETT, Davidson County
Trans:T20160013435 ORDER
Recvd: 02/18/16 10:34 6 pgs
Fees:32.00 Taxes:0.00
20160218-0015394

ORDER OF PROBATE FOR MUNIMENT OF TITLE TO REAL PROPERTY

This cause came on to be heard on the 14th day of January, 2016 before the Hon Scott Pilkington (W) ~~Pilkington~~, Special Probate Master of the Seventh Circuit Court, Probate Division for Davidson County, Tennessee upon the Petition of Patricia Ann Simpson, requesting that a paper writing purporting to be the Last Will and Testament of Hattie Marie Gammons, deceased, be admitted to probate only as a muniment of titles to real property.

Whereupon, the Petitioner produced a paper writing purporting to be the Last Will and Testament of Hattie Marie Gammons; said paper writing bearing the date of December 27, 1978, having the name of Hattie Marie Gammons signed thereto as Testatrix; also signed by Robert B. Young and Harold E. Collins as attesting witnesses, naming Patricia Ann Simpson as the Alternate Executrix. The Affidavit of Robert B. Young being attached as the attesting witness, Harold E. Collins having since died.

And, it appearing from the testimony of Robert B. Young, taken by affidavit as authorized by Tennessee Code Annotated, that each of them did subscribed his respective name

as an attesting witness to said paper writing;, said paper writing was written during the lifetime of the Testatrix, prepared by her and published, signed and subscribed by her on the same date and time as with the witnesses, that at the time the Testatrix was of sound mind and disposing memory; statement of the Petitioner, Patricia Ann Simpson, given under oath, statement of counsel, documents produced in open Court and upon the entire record, from all of which the Court finds that the document dated December 27, 1978 presented to Court is the Last Will and Testament of Hattie Marie Gammons, there are no assets of the deceased that subject his estate to probate and ~~all known debts have been paid~~ and the Will should be accepted as a muniment of title.

IT IS THEREFORE ORDERED, ADJUDGE AND DECREED by the Court that said paper writing is the true, whole and Last Will and Testament of Hattie Marie Gammons, deceased, that the same is hereby admitted to probate as a muniment of title to the two parcels of property, the Clerk is to file same as a muniment of title, Patricia Ann Simpson, Executrix is empowered to draft deeds to both parcels of property as set forth in the document and no formal administration shall be required.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that the document dated December 27, 1978, be and hereby is to be filed with the Clerk of the Court as and for a muniment of title to the following property located and known as 5210 Elkins Avenue, Nashville, Tennessee, 37209 in the name of Patricia Ann Simpson, a single person, to wit:

BEING part of Block No. 7 on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition,

as of record in Book 421, Page 18, Register's Office for said County, described according to a survey made by Z. J. Wilkerson, Surveyor, January 13, 1955, as follows:

BEGINNING on the Northerly Margin of Elkins, formerly Second, Avenue , at an iron pin located 77.5 feet east of the easterly margin of 53rd Avenue, North, formerly 12th Street; thence northwardly and parallel with the easterly margin of 53rd Avenue, North, 160 feet to an iron pin on the southerly margin of an alley; thence with said alley, eastwardly 39 ½ feet to an iron pin; thence southwardly 160 feet to an iron pipe on the northerly margin of Elkins Avenue; thence with said Avenue, westwardly 39 feet to the beginning.

BEING the same real property conveyed to Verner M. Gammons and wife, Hattie Marie Gammons by warranty deed from Thomas Lewis, Jr. and wife, Hazel Lewis, as recorded in Book 2644, Page 99, Registers Office for Davidson County, Tennessee, Verner M. Gammons having predeceased his wife on March 25, 2005.

IT IS FINALLY ORDERED, ADJUDGED AND DECREED by the Court that the document dated December 27, 1978, be and hereby is to be filed with the Clerk of the Court as and for a muniment of title to the following property located and known as 8+/- acres, Eagleville, Rutherford County, Tennessee 37209 In the name of Patricia Ann Simpson, a single person, to wit:

BEING property located in the 8th Civil District of Rutherford County, Tennessee and more particularly described as follows:

BEGINNING at a point in the center line of the Rocky Glade Road, which point is 1300 feet in an easterly direction along the center line of said Rocky Glade Road from the Southwest corner of the property conveyed to William B. Palmer

and wife, Martha H. Palmer, by deed from L.M. Manire and wife, Lois K. Manire, recorded in Book 202, Page 446, Register's Office of Rutherford County, Tennessee; thence North 5 degrees 12' East 1891.1 feet to a point; thence South 61 degrees 00' East 200 ft., more or less, to a point; thence South 5 degrees 12'' West 1891.1 feet, more or less, to the center line of Rocky Glade Road; thence along the center line of Rocky Glade Road North 61 degrees 00' West 200 feet to the point of beginning, containing 8 acres, more or less. This is a portion of the same property conveyed by William B. Palmer and wife, Martha H. Palmer, to the undersigned by deed recorded in Book 230, page, 155, Register's Office of Rutherford County, Tennessee.

BEING the same property conveyed to Verner M. Gammons and wife, Marie Gammons by Warranty Deed from Garnie E. Simpson and wife, Patricia A. Simpson of record in Book--------Page------, Register's office for Rutherford County, Tennessee, Verner M. Gammons having predeceased his wife on March 25, 2005.

ENTERED this the 14 day of January, 2016.

SCOTT PILKINGTON, SPECIAL MASTER

Approved for Entry:

Robert B. Young, BPRN 5375
4800 Charlotte Avenue
Nashville, Tennessee 37209
Phone: (615) 269

Certificate of Service

As evidenced by my signature below, I certify that a true and exact copy of the foregoing has been hand-delivered and/or mailed to the following persons on the 14 day of January 2016.

Patricia Ann Simpson
7380 Riverfront Drive
Nashville, Tennessee 37221

Sandra Simpson
7380 Riverfront Drive
Nashville, Tennessee 37221

Rhonda Simpson
1514 Fatherland Street
Nashville, Tennessee 37206

Robert B. Kinney
Attorney

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER FOR MUNIMENT OF TITLE heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 16P-28.

ESTATE OF HATTIE MARIE GAMMONS

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 14th day of January in the year Two Thousand and Sixteen.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

