THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 BILL GARRETT, Davidson County Trans:T20160021967 DEEDQC Recvd: 03/17/16 12:51 7 pgs Fees:37.00 Taxes:0.00 20160317-0025437	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Vicki Wilson VICKI WILSON, AFFIANT Subscribed and sworn to before me, this 2nd day of March, 2016. Rebecca Ashley NOTARY PUBLIC My Commission Expires: REBECCA ASHLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Vicki Wilson 1408 S. Glenleigh Ct. Nashville, TN 37221	New Owner	Map and Parcel No.: TN-142-13-0-B 223.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Vicki Wilson**, in my capacity as Conservator for Joyce F. Nelms, ("Grantor") do hereby quitclaim, transfer and convey unto the **Joyce F. Nelms Irrevocable Gift Trust, Vicki Wilson, Trustee, December 29, 2011**, ("Grantee") all of the right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below and more particularly described as:

Being Lot No. 241 on the Plan of Riverside Subdivision, Phase Six, of record in Instrument No. 20050215-0016980, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joyce F. Nelms, an individual, by Deed from Rochford Realty and Construction Co., Inc., a Tennessee Corporation, of record in Instrument No. 200509160111669, Register's Office for Davidson County, Tennessee.

This is improved property known as 1408 S. Glenleigh Ct., Nashville, TN 37211.

Vicki Wilson makes this transfer in her capacity as Conservator for Joyce F. Nelms. Vicki Wilson was appointed Conservator for Joyce F. Nelms by Order of the Seventh Circuit Court for Davidson County, Tennessee entered April 14, 2009; *Docket No. 09P310*. A certified copy of said Order is filed herewith as **Exhibit 1**.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 2nd day of March 2016.

Vicki Wilson

Vicki Wilson, Grantor

STATE OF TENNESSEE)
) **ss:**
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Vicki Wilson, Conservator, the Grantor, with whom I am personally acquainted (or who proved their identity to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of March, 2016.

Rebecca Ashley

Notary Public

REBECCA ASHLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

My Commission Expires: _____

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FILED

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

2009 APR 14 AM 10: 14

RICHARD R. ROOKER, CLERK

IN RE:)

APPOINTMENT OF CONSERVATOR FOR)

JOYCE FAY NICHOLS NELMS,)

Docket No. 09P310

An Adult.)

BY: Vicki Lynn Nelms Wilson)
6141 South Riverbend Drive)
Nashville, Tennessee 37221)

ORDER APPOINTING CONSERVATOR

This cause came to be heard on the 26th of March, 2009, before the Honorable David Randall Kennedy, Sr., Judge, upon the Petition for Appointment of Conservator filed by Vicki Lynn Nelms Wilson, statements of counsel for the Petitioner, the written report and statements of the Guardian *ad litem*, John E. Clemmons, report of the physician of the Respondent, and the entire record herein, from all of which the Court finds that the Petition for Appointment of a Conservator is well taken and should be granted. The Court specifically finds that:

1. Petitioner, Vicki Lynn Nelms Wilson, the daughter of the Respondent, has filed a Petition for Conservatorship requesting appointment of herself as Conservator for the person and property of the Respondent;

2. The evidence presented to the Court, including the statements and written report of the Guardian *ad litem*, John E. Clemmons, and a Report of the Physician from Dr. Edward Karl, supports the appointment of Petitioner, Vicki Lynn Nelms Wilson, as Conservator of the Person and Property of the Respondent;

3. The Respondent's sister, Jeanelle Wadley, appeared and made a statement expressing

EXHIBIT
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reservations about the need for the appointment of a conservator, but expressed no formal opposition to Petitioner being appointed as Conservator of the Person and Property of the Respondent;

4. The proposed Conservator, Vicki Lynn Nelms Wilson, is willing to be appointed and should be appointed as Conservator of the Person and Property of Respondent;

5. Bond shall be set in the amount of $167,000.00, an amount equal to the liquid assets of the Respondent;

6. The Conservator should be required to file a property management plan, inventory and annual accountings as required by law;

7. The attorneys for Petitioner and the Guardian ad Litem shall submit their fees and expense requests to the Court pursuant to the Local Rules of Davidson County.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that:

1. Petitioner, Vicki Lynn Nelms Wilson, is hereby appointed Conservator of the Person and Property of Respondent, Joyce Fay Nichols Nelms, with all powers and responsibilities permitted by law.

2. All powers and authority of the Respondent affecting her person and property are removed and placed in the Conservator, Vicki Lynn Nelms Wilson. These powers include, but are not limited to, the power to own, control or dispose of property, the power to contract, the power to execute instruments, the power to hold a driver's license or operate a vehicle, the power to give or refuse consent to medical examinations, treatments, hospitalization, or psychiatric admissions, the power to relocate, and the power to take any other acts of legal significance. Conservator shall exercise all such power and authority in the best interest of the

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Respondent.

3. Conservator is hereby granted the power to manage Respondent's property.

4. Conservator shall file a property management plan, inventory and annual accountings as required by law.

5. Bond shall be set in the amount of $167,000.00.

6. All costs and expenses of the Conservatorship shall be paid from the Respondent's estate.

7. The Guardian *ad litem* is discharged, having fulfilled all of his duties.

8. The Guardian *ad litem* shall be awarded fees and expenses in the amount of $ See Separate ORDER

9. The attorneys for Petitioner shall be awarded fees and expenses in the amount of $ 3,462.50.

ENTERED this the 9 day of ~~March~~ April, 2009.

DAVID RANDALL KENNEDY, SR., JUDGE

APPROVED FOR ENTRY:

WILLIS & KNIGHT, PLC

By: Katherine A. Brown

Katherine A. Brown BPR# 10391
215 Second Avenue North
Nashville, Tennessee 37201-1601
(615) 259-9600

Attorney for Petitioner

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CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Order has been mailed, via U.S. Mail, first class postage prepaid, to the following Interested Parties:

Vicki Lynn Nelms Wilson
6141 South Riverbend Drive
Nashville, Tennessee 37221

Brenda Roberts
353 Harbor Village Drive
Madison, Tennessee 37115

Jeanelle Wadley
7021 Old Hickory Boulevard
Whites Creek, Tennessee 37189

Jeanette Hale
5105 Rawlings Road
Joelton, Tennessee 37080

on this the 27th day of March, 2009.

Katherine A. Brown
Katherine A. Brown

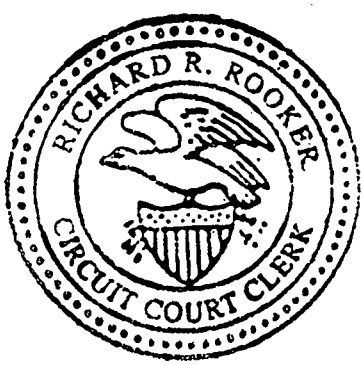
STATE OF TENNESSEE

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 PETITION ORDER file heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No.09P310.

ESTATE OF JOYCE FAY NICHOLS NELMS

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 26th day of February in the year Two Thousand and Sixteen.

RICHARD R. ROOKER, Clerk



By: _____
Deputy Clerk