This Instrument Prepared By:
Fidelis Law, PLLC
216 Centerview Drive, Suite 317
Brentwood, Tennessee 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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BILL GARRETT, Davidson County
Trans:T20160022327 DEEDQC
Recvd: 03/18/16 11:23 9 pgs
Fees:48.00 Taxes:555.00
20160318-0025879

Address New Owners:	***Send Tax Bills To:***	***Map-Parcel***
Charles R. Hall, Jr. 5114 Lickton Pike Goodlettsville, TN 37072	SAME	23-43

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $150,000.00, pursuant to Tenn. Code Ann. § 67-4-409(4).

Guinna S. Hall
Guinna Hall, Executor

DALE L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 10 day of MARCH, 2016.

Notary Public

My Commission Expires: 11/20/16

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that Guinna Hall is the duly appointed Personal Representative for the Estate of Mary E. Means, evidenced by the attached **Exhibit A**, Letters Testamentary for the Estate of Mary E. Means, which is administered in the Probate Court for Davidson County, Tennessee.

Brenda Carol Leverton, Janice Mills, Guinna Hall, Amanda Harris, and Tonya Means are the heirs-at-law and beneficiaries of the Estate of Mary E. Means, deceased, who inherited an interest in said property pursuant to the Last Will and Testament of Mary Esta (Claborne) Means, filed with Davidson County Circuit Court on November 11, 2014, Docket Number 14P1894.

FOR AND IN CONSIDERATION of the sum of One Hundred, Fifty Thousand Dollars and no/100 ($150,000.00), Guinna Hall, Executor for the Estate of Mary E. Means, has this date bargained and sold, and does hereby transfer, quitclaim, and convey any and all interest in which the Estate and decedent owns to Charles R. Hall, Jr. This sale/conveyance being approved by all of the heirs-at-law and beneficiaries, as evidenced by the attached **Exhibit B**, certain tract or parcel of land situated Davidson County, Tennessee, being more particularly described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT C

Being the same property conveyed to Robert W. Means, having died on August 9, 1996, and Mary E. Means, having died on July 20, 2014, by Shirley M. Zielinski and husband, Czeslaw Zielinski, of record in Book 5197, Page 507, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5114 Lickton Pike, Goodlettsville, TN 37072.

The conveyance is subject to all rights-of-way, encumbrances, liens, restrictions, easements, and covenants of record.

WITNESS MY HAND this 10 day of March, 2016.

By: Guinna S. Hall
GUINNA HALL, Personal Representative
ESTATE OF MARY E. MEANS

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 GUINNA HALL with whom I am personally acquainted, who supplied Letters Testamentary evidencing she is the duly appointed Personal Representative for the Estate of Mary E. Means, by the Circuit Court for Davidson County, Tennessee, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10 day of March, 2016.

Notary Public
My Commission Expires: 11/26/16

DALE L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

:opy

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **GUINNA HALL** DOCKET NO: **14P1894**

*It appearing to the Court that **MARY E. MEANS** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **GUINNA HALL**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **December 18th, 2014**.*

RICHARD R. ROOKER, CLERK

RICHARD R. ROOKER CIRCUIT COURT CLERK

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **GUINNA HALL** as **Executor** of the estate of **MARY E. MEANS**, deceased, and I do further certify that **GUINNA HALL** is still acting **Executor** of the estate of **MARY E. MEANS** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

RICHARD R. ROOKER, Clerk

_____ D.C.

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

IN RE:	)	
	)	
ESTATE OF MARY E. MEANS,	)	
Deceased,	)	**Docket No: 14P1894**
	)	
GUINNA HALL, Petitioner	)	

ACKNOWLEDGEMENT AND WAIVER APPROVING SALE OF RESIDENCE AND LIMITED POWER OF ATTORNEY TO EXECUTE TRANSFER DOCUMENTS

I, Brenda Carol Leverton, as a residuary beneficiary of the Estate of Mary E. Means, hereby expressly acknowledge, consent, and ratify, as evidenced by my signature below, the sale of the real property, including my interest therein, located at 5114 Lickton Pike, Goodlettsville, Tennessee 37072 ("Property"), to Charles ("Chuck") Hall Jr., for the purchase price of One Hundred and Fifty Thousand Dollars ($150,000.00). I waive any past, present and future claims I may have against the Personal Representative and Charles Hall Jr. arising out of or related to the sale and transfer of the Property.

Additionally, by signing below, I make, constitute and appoint Guinna Hall, as my true and lawful limited attorney-in-fact, with the power, right, and ability, in my name, place, and stead, to sign on my behalf, for the sole and limited purpose of transferring the Property to Charles ("Chuck") Hall Jr., including the power to execution, delivery and recording any and all documents necessary to consummate the sale and transfer of the Property. This instrument is to be construed and interpreted strictly as a limited power of attorney for the express purposes set forth herein. The rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect as of the date of signing.

DATED this 14 day of January, 2016.

Brenda Carol Leverton
Brenda Carol Leverton

Sworn to and subscribed before me this
14 day of January, 2016.

Matthew Miles
Notary Public
My Commission Expires: 04/20/2019

MATTHEW W. MILES
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2019
COMMISSION # 7511462

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

IN RE:	)	
	)	
ESTATE OF MARY E. MEANS,	)	
Deceased,	)	Docket No: 14P1894
	)	
GUINNA HALL, Petitioner	)	

ACKNOWLEDGEMENT AND WAIVER APPROVING SALE OF RESIDENCE AND LIMITED POWER OF ATTORNEY TO EXECUTE TRANSFER DOCUMENTS

I, Janice Mills, as a residuary beneficiary of the Estate of Mary E. Means, hereby expressly acknowledge, consent, and ratify, as evidenced by my signature below, the sale of the real property, including my interest therein, located at 5114 Lickton Pike, Goodlettsville, Tennessee 37072 ("Property"), to Charles ("Chuck") Hall Jr., for the purchase price of One Hundred and Fifty Thousand Dollars ($150,000.00). I waive any past, present and future claims I may have against the Personal Representative and Charles Hall Jr. arising out of or related to the sale and transfer of the Property.

Additionally, by signing below, I make, constitute and appoint Guinna Hall, as my true and lawful limited attorney-in-fact, with the power, right, and ability, in my name, place, and stead, to sign on my behalf, for the sole and limited purpose of transferring the Property to Charles ("Chuck") Hall Jr., including the power to execution, delivery and recording any and all documents necessary to consummate the sale and transfer of the Property. This instrument is to be construed and interpreted strictly as a limited power of attorney for the express purposes set forth herein. The rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect as of the date of signing.

DATED this 14 day of January, 2016.

Janice Mills

Janice Mills

Sworn to and subscribed before me this
14 day of January, 2016.

Notary Public
My Commission Expires: 04/30/2019

MATTHEW W. MILES
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2019
COMMISSION # 7511462

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

IN RE:	)	
	)	
ESTATE OF MARY E. MEANS,	)	
Deceased,	)	**Docket No: 14P1894**
	)	
GUINNA HALL, Petitioner	)	

ACKNOWLEDGEMENT AND WAIVER APPROVING SALE OF RESIDENCE AND LIMITED POWER OF ATTORNEY TO EXECUTE TRANSFER DOCUMENTS

I, Amanda Harris, as a residuary beneficiary of the Estate of Mary E. Means, hereby expressly acknowledge, consent, and ratify, as evidenced by my signature below, the sale of the real property, including my interest therein, located at 5114 Lickton Pike, Goodlettsville, Tennessee 37072 ("Property"), to Charles ("Chuck") Hall Jr., for the purchase price of One Hundred and Fifty Thousand Dollars ($150,000.00). I waive any past, present and future claims I may have against the Personal Representative and Charles Hall Jr. arising out of or related to the sale and transfer of the Property.

Additionally, by signing below, I make, constitute and appoint Guinna Hall, as my true and lawful limited attorney-in-fact, with the power, right, and ability, in my name, place, and stead, to sign on my behalf, for the sole and limited purpose of transferring the Property to Charles ("Chuck") Hall Jr., including the power to execution, delivery and recording any and all documents necessary to consummate the sale and transfer of the Property. This instrument is to be construed and interpreted strictly as a limited power of attorney for the express purposes set forth herein. The rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect as of the date of signing.

DATED this 9 day of February, 2016.

Amanda Harris

Amanda Harris

Sworn to and subscribed before me this
9 day of February, 2016.

Phyllis Packard

Notary Public
My Commission Expires: 1.24.17

PHYLLIS PACKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 24, 2017

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

IN RE:	)	
	)	
ESTATE OF MARY E. MEANS,	)	
Deceased,	)	**Docket No: 14P1894**
	)	
GUINNA HALL, Petitioner	)	

ACKNOWLEDGEMENT AND WAIVER APPROVING SALE OF RESIDENCE AND LIMITED POWER OF ATTORNEY TO EXECUTE TRANSFER DOCUMENTS

I, Tonya Means, as a residuary beneficiary of the Estate of Mary E. Means, hereby expressly acknowledge, consent, and ratify, as evidenced by my signature below, the sale of the real property, including my interest therein, located at 5114 Lickton Pike, Goodlettsville, Tennessee 37072 ("Property"), to Charles ("Chuck") Hall Jr., for the purchase price of One Hundred and Fifty Thousand Dollars ($150,000.00). I waive any past, present and future claims I may have against the Personal Representative and Charles Hall Jr. arising out of or related to the sale and transfer of the Property.

Additionally, by signing below, I make, constitute and appoint Guinna Hall, as my true and lawful limited attorney-in-fact, with the power, right, and ability, in my name, place, and stead, to sign on my behalf, for the sole and limited purpose of transferring the Property to Charles ("Chuck") Hall Jr., including the power to execution, delivery and recording any and all documents necessary to consummate the sale and transfer of the Property. This instrument is to be construed and interpreted strictly as a limited power of attorney for the express purposes set forth herein. The rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect as of the date of signing.

DATED this 27 day of January, 2016.

Tonya Means

Sworn to and subscribed before me this
27 day of January, 2016.

Notary Public
My Commission Expires: 2-27-19

DEREK D DOBBS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

IN RE:	)	
	)	
ESTATE OF MARY E. MEANS,	)	
Deceased,	)	**Docket No: 14P1894**
	)	
GUINNA HALL, Petitioner	)	

ACKNOWLEDGEMENT AND WAIVER APPROVING SALE OF RESIDENCE AND LIMITED POWER OF ATTORNEY TO EXECUTE TRANSFER DOCUMENTS

I, Guinna Hall, as a residuary beneficiary of the Estate of Mary E. Means, hereby expressly acknowledge, consent, and ratify, as evidenced by my signature below, the sale of the real property, including my interest therein, located at 5114 Lickton Pike, Goodlettsville, Tennessee 37072 ("Property"), to Charles ("Chuck") Hall Jr., for the purchase price of One Hundred and Fifty Thousand Dollars ($150,000.00). I waive any past, present and future claims I may have against the Personal Representative and Charles Hall Jr. arising out of or related to the sale and transfer of the Property.

Additionally, by signing below, I make, constitute and appoint Guinna Hall, as my true and lawful limited attorney-in-fact, with the power, right, and ability, in my name, place, and stead, to sign on my behalf, for the sole and limited purpose of transferring the Property to Charles ("Chuck") Hall Jr., including the power to execution, delivery and recording any and all documents necessary to consummate the sale and transfer of the Property. This instrument is to be construed and interpreted strictly as a limited power of attorney for the express purposes set forth herein. The rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect as of the date of signing.

DATED this 17 day of MARCH, 2016.

Guinna S. Hall
Guinna Hall

Sworn to and subscribed before me this
17 day of MARCH, 2016.

Notary Public
My Commission Expires: 11/20/16

DALE L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT C

LEGAL DESCRIPTION

A tract of land in Metropolitan Nashville, Davidson County, Tennessee, bounded on the North by the Link property, on the East by the Haverly property, on the South by Lickton Pike and Cummings Road, and on the West by McWhirter property, and Crocker Springs. Described according to a drawing of a survey made by Kenneth H. Hinkle, Jr., R.L.S., No. 810, dated April 4, 1977, and more particularly described as follows:

BEGINNING at a fence post on the north margin of Lickton Pike, the common corner of the Haverly property and the Zielinski property; thence with the north margin of Lickton Pike southwesterly South 54° 14' 19" West, 163.01 feet to a fence post on the north margin of Cummings Road; thence with the north margin of Cummings Road southwesterly South 63° 23' 51" West, 113.90 feet to an existing iron pin, the common corner of the McWhirter property and the Zielinski property; thence northerly North 29° 35' 55" West, 464.65 feet to an existing iron pin, the common corner of the McWhirter property and the Zielinski property; thence southwesterly South 61° 47' 38" West, 290.55 feet to an iron pin in the east margin of Crocker Springs Road, the common corner of the McWhirter property and the Zielinski property; thence northerly with the east margin of Crocker Springs Road North 29° 36' 42" West 297.77 feet to a fence post in said east margin of Crocker Springs Road, the common corner of the Link property and the Zielinski property; thence northerly North 19° 10' 58" East, 582.74 feet to an iron pin, the common corner of the Haverly property and the Zielinski property; thence southerly South 35° 59' 38" East, 1,149.09 feet to a fence post, the beginning point of said survey, containing 8.26 acres, more or less.