THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 BILL GARRETT, Davidson County Trans:T20160026279 DEEDQC Recvd: 04/01/16 08:32 15 pgs Fees:77.00 Taxes:0.00 20160401-0030784	STATE OF COLORADO COUNTY OF El Paso The actual consideration for this transfer is: $0.00 CHARLES A. ANDERSON, AFFIANT Subscribed and sworn to before me, this 8th day of ~~January,~~ March 2016. Wendy S. Benfrow NOTARY PUBLIC My Commission Expires: 3/25/2017

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charles A. Anderson, 5424 Marshglen Court Colorado Springs, CO 80906	New Owner	Map: 142-13-C Parcel No.: 110

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, **Charles A. Anderson**, in my capacity as Executor of the Estate of Charles E. Anderson, III ("Grantor"), do hereby quitclaim, transfer and convey unto myself, **Charles A. Anderson**, individually, all of the right, title and interest of Charles E. Anderson, III ("Decedent"), that being a one-half interest as tenants in common with co-owner, Patricia L. Anderson, in certain real property in the County of Davidson, State of Tennessee, identified below and more particularly described as:

Land in Davidson County, Tennessee, being Unit No. 8828, together with the carport designated as No. 8828-C in RIVER PLANTATION, SECTION ELEVEN, PHASE 2, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 2, Condominium Apartments, recorded in Book 9700, page 748, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11156, page 361, Register's Office for Davidson County, Tennessee, and Plat Book 9700, page 748, to which reference is hereby

made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 2, Condominium Apartments, contained in Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694, Section Eleven, Phase 2 by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835; and Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903 and Plat Book 9700, pages 884 and 885, said Register's Office, are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Charles E. Anderson, III and wife, Patricia L. Anderson, as tenants in common, by deed from Charles E. Anderson, III and wife, Patricia L. Anderson through Catherine C. Hershey, Trustee, of record in the Register's Office for Davidson County, Tennessee, Instrument No. 200005230051767.

This improved parcel of real property is known as 8828 Sawyer Brown Road, Nashville, TN 37221.

The interest in the real property described herein is transferred by Charles A. Anderson in his capacity as Executor of the Estate of Charles E. Anderson, III. Certified court copies of the Letters Testamentary, the Order Admitting Last Will and Testament to Probate and Granting Letters Testamentary, and the Last Will and Testament of Charles E. Anderson, III (the "Will") are attached hereto as collective **Exhibit 1**. Article IV of the Will bequeaths Decedent's interest in said real property to Charles A. Anderson. At the time of his death, Decedent was one-half owner of said property with co-owner, Patricia L. Anderson, as tenants in common. 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 8th day of ~~January~~ March 2016.

Charles A. Anderson, in my capacity as Executor of the Estate of Charles E. Anderson, III, Grantor

STATE OF COLORADO)
) **ss:**
COUNTY OF El Paso)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Charles A. Anderson, 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 8th day of ~~January~~ March, 2016.

Wendy S. Renfrow
Notary Public

My Commission Expires: 3/25/2017

WENDY S. RENFROW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974013297
My Commission Expires 03-25-2017

EXHIBIT 1

STATE OF TENNESSEE

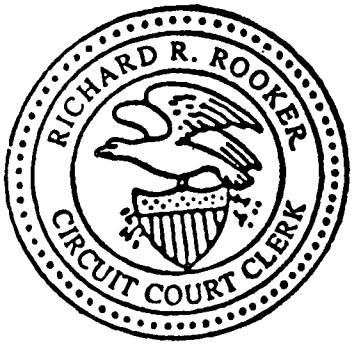
I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 16 day of JULY, 2015, in Docket Number 15P1059, IN RE: ANDERSON III, CHARLES E., as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 19 day of JANUARY in the year 2016 and in the 239 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]



15P1059

FILED
JUL 16 2015
Deputy

Last Will and Testament of
Charles E. Anderson, III

I, CHARLES E. ANDERSON, III, domiciled in Nashville, Davidson County, Tennessee, do make, publish and declare this to be my Last Will and Testament, hereby revoking all wills and codicils heretofore made by me.

ARTICLE I

I direct that all of my just debts, my funeral expenses, including a suitable monument at my grave, and the costs of administration of my estate be paid as soon as practicable after my death.

ARTICLE II

I direct that there shall be paid out of my residuary estate, without apportionment, all estate, inheritance, succession and other taxes, assessed by reason of my death, imposed by the government of the United States, or any state or territory thereof, or political subdivision thereof, in respect of all property required to be included in my gross estate for estate or like tax purposes by any of such governments, whether the property passes under this will or otherwise, without contribution by any recipient of any such property.

ARTICLE III

I bequeath to my wife, Patricia L. Anderson, in fee, all clothing, jewelry, household goods, personal effects, automobiles, and all other tangible personal property not otherwise specifically bequeathed, owned by me at the time of my death. If my wife, Patricia L. Anderson, shall not survive me, I bequeath the aforesaid property to my children, Charles A. Anderson, Karen Lynn Anderson, and Debora Jo Anderson, in equal portions per stirpes.

ARTICLE IV

I bequeath my interest in the house and lot located at 8828 Sawyer Brown Road, Nashville, Tennessee, owned by me at the time of my death, to my son, Charles A. Anderson, per stirpes.

ARTICLE V

I bequeath my one-third (1/3) interest in the house and lot located at 2425 Winchester Avenue, Ashland, Kentucky to my daughter, Karen Lynn Anderson.

ARTICLE VI

I bequeath my one-third (1/3) value of the CFA Fund account at Nationsbank, Nashville, Tennessee, account number 00112435177, owned by me at the time of my death, as follows: Fifty (50%) percent of my one-third (1/3) value to my sister, Patricia Fultz, and fifty (50%) percent of my one-third (1/3) value to my sister, Linda Curnutte.

ARTICLE VII

I bequeath to my son, Charles A. Anderson, the following items owned by me at the time of my death:

A. The balance of my account at Suntrust Bank, Nashville, Tennessee, account number 86979957;
B. All items in my safety deposit box, number 777, at Suntrust Bank, Nashville, Tennessee;
C. The balance of my two (2) investment accounts with Merrill Lynch;
D. All shares with 53rd Bank of Cincinnati, Ohio;
E. My grandfather's pocket watch in glass case;
F. Diamond ring of my family dating back to my grandfather, to be passed on to Robert by my son;
G. The scrolled front standing chest and the primitive chest given to me by my son;
H. Round bear claw table that has been in my family;
I. All West Point prints, pictures, sword, etc. given to me by my son;
J. The Sherdian Salon cash register;
K. The beer glasses and shot glasses from my grandfather's bar;

L. My gun case, gun collection, and ammunition, including but not limited to: a) Belgium fine Damascus with hammers double barrel 12 ga.; b) Winchester model 37 single barrel [my first gun given to me by my grandfather]; c) Winchester model 1897 12 ga. pump [my father's hunting gun given to me when he stopped hunting]; d) Remington 22 cal. single shot; e) Daniel Boone 12 ga. double barrel; f) Remmington 22 cal. pump gun [very old, my grandfather's]; g) 58 cal. Ranson Italia black powder; h) Remington model 11 16 ga. #239208 [given to me by my dad]; I) Army Colt Special 28 and holster; j) Smith & Wesson 38 cal. Special [my grandfather's]; k) Colt 45 MK 4/series 70 #0736 [gift from son]; l) holsters and ammo in bottom drawer of gun cabinet together with all other items therein.

ARTICLE VIII

I bequeath to my sister, Linda Curnutte, the antique book case and plate collection, owned by me at the time of my death.

ARTICLE IX

All the rest, residue and remainder of the property which I may own at the time of my death, real, personal and mixed, tangible and intangible, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this will, and all life insurance payable to my estate, I bequeath, in fee and in equal portions, to my wife, Patricia L. Anderson, and my children per stirpes, Charles A. Anderson, Karen Lynn Anderson, and Debora Jo Anderson.

ARTICLE X

I appoint my son, Charles A. Anderson, to be Personal Representative of this my Last Will and Testament and direct that no bond be required for the faithful performance of his duties; and I vest my said Personal Representative with full power and authority to sell, transfer and convey any property, real or personal, which I may own at the time of my death at such time and price and upon such terms and conditions as he may determine and to do every other act and thing necessary or appropriate to the complete administration of this my Last Will and Testament. If my son, Charles A. Anderson, for any reason declines or is unable to serve then I appoint as Substitute Personal

Representative, my daughter, Karen Lynn Anderson, to have the same authority as my original Personal Representative.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and three (3) preceding typewritten pages, and for the purpose of identification, I have signed each such page, all in the presence of the persons witnessing it at my request, this 13th day of November, 2000, at Nashville, Tennessee.

CHARLES E. ANDERSON, III, Testator

The foregoing instrument consisting of this and three (3) preceding typewritten pages, was signed, published and declared by CHARLES E. ANDERSON, III, to be his Last Will and Testament, in our presence, and we, at his request and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses, this 13th day of November, 2000.

C. Michelle King residing at 7222 White Oak Dr. Fairview, TN 37062

Christopher C. Wolthall residing at 729 Park Circle Nashville, TN 37205

This Instrument Prepared by:
JAMES C. VANCE, ATTORNEY, #3976
237 Old Hickory Boulevard
Nashville, TN 37221
Phone: 615/662-ATTY (2889)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

AFFIDAVIT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Michelle King and Christopher C. Walthall, Affiants, with whom I am personally acquainted and after first being duly sworn, depose and said as follows:

That Affiants attest that CHARLES E. ANDERSON, III, the TESTATOR, signed, published and declared this to be his Last Will and Testament in the presence of us and each of us, and we at the same time, at his request and in his presence and in the presence of each other, and believe in him to be of sound mind, subscribed our names to the Last Will and Testament of the Testator as attesting witnesses.

C Michelle King

Christopher C. Walthall

Sworn to and subscribed before me this

13th day of November, 2000.

MAY N. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: Jan. 10, 2003

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 heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 16 day of JULY, 2015, in Docket Number 15P1059, IN RE: ANDERSON III, CHARLES E., as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 19 day of JANUARY in the year 2016 and in the 239 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]



IN THE 7th CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE
PROBATE DIVISION

FILED
JUL 16 2015
Clerk
Deputy

IN THE ESTATE OF:	)	
	)	
CHARLES E. ANDERSON, III,	)	Case No. 15P1059
	)	
Deceased.	)	

ORDER ADMITTING LAST WILL AND TESTAMENT TO PROBATE AND GRANTING LETTERS TESTAMENTARY

This matter came before the Court to be heard on this 16th day of July, 2015, before the Probate Court for Davidson County, Tennessee, upon Charles Allan Anderson's Petition to admit the Last Will and Testament of Charles E. Anderson, III, deceased, to probate and to issue letters testamentary. After reviewing the Decedent's original Will, tendered by Counsel in open court, and based upon the affidavits executed by the attesting witnesses to the Will, statements of counsel, and the entire record before the Court, the Court finds as follows:

The decedent, Charles E. Anderson, III, died testate on April 1, 2015, and was, at the time of his death, a resident of Davidson County, Tennessee.

The decedent executed a paper writing dated November 13, 2000, purporting to be his Last Will and Testament, subscribed by C. Michelle King and Christopher C. Walthall, neither of whom are beneficiaries to the Will, as attesting witnesses. There is attached to the Will the affidavit of the attesting witnesses sufficient to prove the Will consistent with Tenn. Code Ann. § 32-2-110.

Petitioner Charles Allan Anderson, the decedent's adult son, was nominated

in decedent's Will to serve without bond as the Executor of decedent's Will and the Personal Representative of decedent's estate.

It is THEREFORE ORDERED, ADJUDGED and DECREED that:

1. The paper writing dated November 13, 2000, purporting to be the Last Will and Testament of Charles E. Anderson, III, deceased, is admitted to probate as the Last Will and Testament of Charles E. Anderson, III.

2. Letters Testamentary shall be issued to Charles Allan Anderson as the Executor of the Estate of Charles E. Anderson, III.

3 That the requirement that the Executor obtain a bond is waived in accordance with the terms of the decedent's Will.

4. That the Executor shall file an estate inventory within sixty (60) days of the date of this Order, and shall file periodic and final accountings in accordance with the laws of the State of Tennessee and the local rules of this Court.

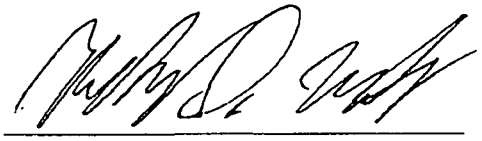
5. That the Executor shall file an annual Estate Status Report with the Court.

IT IS SO ORDERED.

ENTERED this 16th day of July, 2015.

Hon. Randy Kennedy, Judge

APPROVED FOR ENTRY:



Zachary D. Wiley, BPR #031459
David E. Heller, BPR #017402
Martin Heller Potempa & Sheppard, PLLC
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096 (Phone)
(615) 800-7104 (Fax)

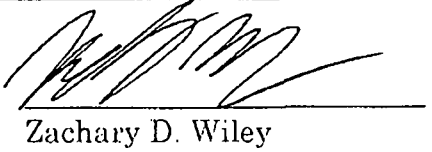
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded, via U.S. Postal Service, postage prepaid, to the following persons:

Patricia L. Anderson	8828 Sawyer Brown Road Nashville, TN 37221
Karen L. Anderson	3011 Monroe Street Ashland, KY 41101
Debora J. Anderson	2019 Forest Avenue Ashland, KY 41101
Linda Curnutte	4411 Southview Road Ashland, KY 41101
Patricia Fultz	201 Efland Cedar Grove Road Efland, NC 27243

this 16th day of July, 2015.



Zachary D. Wiley

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **CHARLES ALLAN ANDERSON** DOCKET NO: **15P1059**

*It appearing to the Court that **CHARLES E. ANDERSON III** 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 **CHARLES ALLAN ANDERSON**, 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 **July 16th, 2015**.*

RICHARD R. ROOKER, 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 **CHARLES ALLAN ANDERSON** as **Executor** of the estate of **CHARLES E. ANDERSON III**, deceased, and I do further certify that **CHARLES ALLAN ANDERSON** is still acting **Executor** of the estate of **CHARLES E. ANDERSON III** 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 19th day of January, 2016.

RICHARD R. ROOKER, Clerk

D.C.