QUITCLAIM DEED

ADDRESS NEW OWNER NUMBER AS FOLLOWS:	***SEND TAX BILLS TO:***	***MAP-PARCEL***
		TRACT 1 / TRACT 2
MARY SUE ARRINGTON	Mary Sue Arrington	***MAP :*** ***31*** ***31***
4954 Lickton Pike	4954 Lickton Pike	***PARCEL*** 13 80
Whites Creek, TN 37189	Whites Creek, TN 37189	

In accordance with the terms of a Last Will and Testament filed on the 10th day of June, 2015, for the Probate Court for Davidson County, Tennessee, under docket number 15P956, a copy of which is attached hereto as Exhibit 1 and incorporated by reference herein, the undersigned, Mary Sue Arrington, in her capacity as Executrix of the Estate of David Henry Arrington, by these presents, quitclaims, grants and conveys unto Mary Sue Arrington, individually, a life estate in and to the following tract or parcels of land in Davidson County, Tennessee, to-wit:

Tract 1:
Being in the 10th Civil District of said County, and beginning at a large elm tree in the J. A. Owen Property, said tree being a corner between the lands of J. A. Owens and U. A. Hunter and the northwest corner of the tract of land herein described; thence running south 38-3/4° east 271.5 feet to a stone at the corner of the lot; thence south 87-1/2° east 495 feet to the center of the County Road (Lickton Pike); thence north 16-1/2° west 276 feet with the center line of said Road, to a point in said U. A. Hunter's line with two elm pointers; thence with said U. A. Hunter's line, north 88-1/2° west 528 feet to the point of beginning, containing 3.2 acres more or less. Being the same property conveyed to David H. Arrington and Wife, Bonnie Sue Arrington, by Warranty Deed from Eloise H. Wisinger; a widow, on the 13 day of March, 1968, of record in Deed Book 4221 Page 332, Register's Office For Davidson County, TN. Bonnie Sue Arrington having since been deceased on the 12th day of September, 1992.

This is improved property, known as 4954 Lickton Pike, Whites Creek, TN. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Tract 2:
Situated in Davidson County, Tennessee, being described according to an unrecorded survey by R. L. Montoya Land Surveying, Inc., P. O. Box 471, Goodlettsville, TN 37070-0471, Tennessee License No. 697, dated August 26, 1992, and being more particularly described as follows: BEGINNING at a Highway right-of-way monument on the eastern right-of-way of Interstate 24 and the southern margin of Clay Lick Road, said point being the northwest corner of this parcel; thence, with the right-of-way of Clay Lick Road, according to Interstate 24 right-of-way plans, South 59 degrees 43 minutes 39 seconds East, 409.82 feet to an iron rod on the western margin of Lickton Pike; thence, with the western margin of Lickton Pike, South 18 degrees 15 minutes 52 seconds East, 361.78 feet to an iron rod; thence, leaving said road margin, North 80 degrees 33 minutes 22 seconds West 395.49 feet to an iron rod on the eastern right-of-way of Interstate 24; thence, with right-of-way North 09 degrees 02 minutes 17 seconds West, 491.36 feet to the point of beginning containing 3.242 acres, more or less.

BILL GARRETT, Davidson County
Trans:T20160066747 DEEDQC
Recvd: 08/03/16 10:08 8 pgs
Fees:42.00 Taxes:0.00
20160803-0080095

BEING the same property conveyed to David H. Arrington and wife, Bonnie Sue Arrington, by Warranty Deed from Lilly Jean Hunter, dated the 28th day of August, 1992 of record in Deed Book 8726, Page 823, Register's Office for Davidson County, Tennessee. Bonnie Sue Arrington having since been deceased on the 12th day of September, 1992.

This is unimproved property known as Lickton Pike, Nashville, Tennessee.

Following the death of Mary Sue Arrington and extinguishment of her life estate, the said property shall be distributed in accordance with the provisions of the said Last Will and Testament of David Henry Arrington per Exhibit 1 attached hereto.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of July, 2016.

Mary S. Arrington

GRANTOR: MARY SUE ARRINGTON, EXECUTRIX

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Mary Sue Arrington, Executrix, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of July, 2016.

LYNDA O. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lynda Bradley

NOTARY PUBLIC

My Commission Expires: July 3, 2017

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Sworn to and subscribed before me, this 28th day of July, 2016.

LYNDA O. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Mary S. Arrington

Affiant: Mary Sue Arrington

Lynda Bradley

NOTARY PUBLIC

My Commission Expires: July 3, 2017

This Instrument was prepared by:
Mary Arline Evans BPR #012067
Attorney at Law
219 Second Avenue North, Ste. 100
Nashville, TN 37201
Telephone:[615] 244-0001
Facsimile: [615] 244-0002

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15P956 FILED

2015 JUN 10 PM 2:08

RICHARD R. ROOKER, CLERK

LAST WILL AND TESTAMENT

OF

DAVID H. ARRINGTON

I, David H. Arrington, a citizen and resident of Whites Creek, Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any Wills and Codicils that I have made heretofore.

ARTICLE I

It is my will and I hereby direct that my Executrix, hereinafter named, or any successor thereto, pay out of any monies coming into her hands from my Estate, all of my just debts, funeral and burial expenses, costs of monument, if any, and costs and expenses of administration, and also, any succession, inheritance or Estate taxes, federal or state, and any penalty and/or interest thereon; and I hereby authorize and empower my Executrix, at her discretion, to sell such of my property, whether personal, real or mixed, as is necessary to pay the same.

EXHIBIT 1

Copy

ARTICLE II

I hereby give, devise and bequeath to my daughter, Mary Sue Arrington, a life estate in my residence and real property located at 4954 Lickton Pike, Whites Creek, Davidson County, Tennessee, as well as all furnishings therein and including the automobile or other vehicle owned by me at the time of my death. In the event my daughter, Mary Sue Arrington, predeceases me, then the devise of this life estate shall be void and the said property, household furnishings and vehicle shall be distributed as set forth elsewhere herein, in Article IV. In the event Mary Sue Arrington survives me, then at her death and the extinguishment of her life estate, the said real property, furnishings and vehicle shall be sold and the proceeds thereof shall be distributed in accordance with Article IV herein. During the lifetime of Mary Sue Arrington, she shall have the right but not the obligation to sell the said real and personal property and the proceeds of sale shall be distributed in accordance with Article IV, herein.

ARTICLE III

I hereby give, devise and bequeath to my daughter, Rayanna L. Arrington, born February 2 , 1999, all funds on deposit in my name in any and all financial institutions.

ARTICLE IV

I hereby give, devise and bequeath the rest, residue and remainder of my estate, whether real, personal or mixed, wheresoever situated, and in which I may have an interest at the time of my death, to my three (3) children equally, being Mary Sue Arrington, of Whites Creek, Tennessee, Michael Anthony Arrington, of Davidson County, Tennessee, and

Copy

Rayanna Arrington, of Davidson County, Tennessee. In the event that any or all of my said children do not survive me, that child's share is hereby bequeathed to his or her heirs.

ARTICLE V

In the event my daughter Rayanna Arrington has not attained the age of twenty-one (21) years at the time of my death, then I direct that my entire estate passing to that child under this instrument shall pass in trust with my sister, Bonnie J. Arrington of Joelton, Tennessee, hereby appointed to serve as trustee without bond. Upon Rayanna attaining the age of twenty-one (21) years, the trust funds shall be distributed to Rayanna and the trust shall terminate.

ARTICLE VI

In the event that anyone named as a beneficiary herein, contests this my Last Will and Testament, then I hereby revoke all bequests made to that beneficiary.

ARTICLE VII

I hereby nominate and appoint my daughter, Mary Sue Arrington, to serve as Executrix of this my Last Will and Testament and further direct that she be permitted to serve without the necessity of making a bond.

IN WITNESS WHEREOF, I have hereunto set my signature the 17th day of January, 2015, to this my Last Will and Testament and have subscribed the foregoing three (3) pages at the bottom thereof for the purposes of identification

PAGE 3 OF MY WILL: David N. Arrington

Copy

David H. Arrington

TESTATOR: DAVID H. ARRINGTON

Signed by the said David H. Arrington as and for his Last Will and Testament in the presence of us, the undersigned, who at his request and in his sight and presence, and in the presence and sight of each other, have subscribed our names as attesting witnesses, the day and date first above written.

WITNESS: Joshua H. Strickland

ADDRESS: 219 Second Ave. N., Ste. 300
Nashville, TN 37201

WITNESS: Mary Lewellen

ADDRESS: 219 - 2nd Ave. No. Ste 100
Nashville Tn 37201

PAGE 4 OF MY WILL: David H. Arrington

Copy

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

AFFIDAVIT

MARY ARLINE EVANS and JOSHUA B. STRICKLAND after being first duly sworn according to law, depose and say:

1. That they are adult citizens and residents of DAVIDSON and DAVIDSON Counties, Tennessee.

2. That they witnessed the execution of the Last Will and Testament of David H. Arrington, dated the 17th day of January, 2014, to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testator and in accordance with Tennessee Code Annotated §32-2-110.

3. That their signatures are affixed to said Last Will and Testament of David H. Arrington, and that they signed or affixed same at the instance and request of the Testator, and in his sight and presence and in the sight and presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That at the time they witnessed said Will, the Testator was, in their opinion, of sound mind.

5. That the Testator signed said paper writing as and for his Last Will and Testament in their sight and presence.

PAGE 5 OF MY WILL: David H. Arrington

Copy

John G. Strickland
WITNESS

Mary Ann Dean
WITNESS

SWORN TO AND SUBSCRIBED BEFORE ME THIS

17th DAY OF January, 2014 2013.

MY COMMISSION EXPIRES: July 3, 2017

LINDA J. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Linda Bradley
NOTARY PUBLIC

PAGE 6 OF MY WILL: David V. Ayl