BILL GARRETT, Davidson County
Trans:T20160078307 WILL
Recvd: 09/07/16 11:39 5 pgs
Fees:27.00 Taxes:0.00
20160907-0093967

Last Will and Testament of Opal Brown Grinder

I. Introduction

a. I, OPAL BROWN GRINDER, domiciled and residing in Nashville, Davidson County, Tennessee, and being of sound mind, mature age, and disposing memory hereby make, publish and declare this to be my Last Will and Testament. I revoke all prior Wills and Codicils made by me.

b. Identification

i. My eldest daughter is Jan Grinder Paone.
ii. My youngest daughter is Julie Grinder Sweeney.
iii. My eldest grandson is Leslie Paone.
iv. My youngest grandson is Christopher Blaine Sweeney.

II. Executor / Fiduciaries

a. I hereby appoint Julie Grinder Sweeney as the Executrix of my Last Will and Testament. Should she be unable or unwilling to serve, I hereby appoint Jan Grinder Paone as successor Executrix.

b. The Executrix shall have all the powers, and shall receive the same compensation, that all other administrators, executors, guardians and trustees are entitled to receive for their services, and this compensation shall be approved by the court at the time of periodic accounting or in the order appointing the Executrix.

c. I hereby waive the filing of any inventory and waive the filing of a final receipt or disbursement accounting for my estate. I hereby authorize my Executrix and the named successor Executrix in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate, to exercise any and all of the power set forth in Section III of Chapter 110 of the Tennessee General Assembly of 1963, T.C.A. §35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers (as set out in said statute on the date of the execution of this Will) are granted, notwithstanding that said statute may be amended hereafter or repealed at the time of my death.

d. The requirement of filing of a claim is hereby waived for any claim against my estate not exceeding five hundred dollars ($500).

Initials

III. Expenses, Debts and Taxes

a. All expenses, debts and taxes owed by me at the time of my death shall be paid out of the liquid assets of my estate prior to distribution. If, in the event my liquid assets are not sufficient to cover my expenses, debts and taxes, then personal property, with the exception of specific bequests, shall be sold to satisfy said expenses, debts and taxes.

IV. Dispositions / Specific and General Bequests / Rest and Residue

a. My property located at 2425 Maplecrest Drive, Nashville, Tennessee 37214 is to be sold as soon as practicable but in any event no later than one year from the date of my death. Proceeds of the sale of the house shall be divided into two equal shares to my daughters, Jan Grinder Paone and Julie Grinder Sweeney, share and share alike.

b. All of my property which I may own at the time of my death, 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, including any and all life insurance and death benefits payable to my estate shall be divided into two equal shares to my daughters, Jan Grinder Paone and Julie Grinder Sweeney, share and share alike.

c. Should Jan Grinder Paone predecease me, then her share to Leslie Paone.

d. Should Julie Grinder Sweeney predecease me, then to Jeff Sweeney as trustee, to establish a special needs trust under all powers set forth in Tennessee Code Annotated at the time of my death, for the continued health, education, maintenance and support of Christopher Blaine Sweeney.

e. I may attach handwritten or typewritten lists, which directs disposition of my body, plans for my celebration of life and of distribution of various items of my personal property. I understand that this document is not a part of my Will and does not constitute a Codicil; however, I request that my Executrix and all beneficiaries under this Will honor my wishes and allow the distribution of the personal property in the typewritten or handwritten list by executing and filing said documents with the probate court.

f. I hereby give, devise and bequeath all of the rest, residue and remainder of my property of every kind and description absolutely in fee simple equally to my daughters that survive me.

V. Administrative Provisions

a. Powers and Duties – The Executrix, in the exercise of reasonable discretion with respect to all property, real and personal at any time forming a part of my estate, may exercise any and all of the powers that an Executor may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers enumerated in Tenn. Code Ann. § 35-50-110 which are incorporated by reference as well as any other powers granted in Title 35 of the

Tennessee Code Annotated, even if such statute is amended or repealed hereafter and even if my estate is administered in a state other than Tennessee. I grant to my Executrix the authority to appoint a resident Co-Executor if applicable law requires.

b. Captions. The captions and headings of this Will are for convenience only and shall not define or limit the provisions contained herein.

VI. Protective Clauses

a. I, OPAL BROWN GRINDER, domiciled and residing in Nashville, Davidson County, Tennessee, hereby state my Last Will and Testament shall be executed according to the laws of the State of Tennessee, by reference, the Tennessee Code Annotated then in effect and as amended from time to time.

b. I, OPAL BROWN GRINDER, authorize my Executrix to provide proper notice according to the laws of the State of Tennessee, and by reference, the Tennessee Code Annotated then in effect and as amended from time to time, to all interested parties.

c. If, in the event that any of the separate provisions of this instrument should be held invalid, this invalidity on one or more provisions shall not affect any other provisions of this instrument. It is my intention each of the separate provisions are independent of each other so that all valid provisions shall be enforced.

VII. Executive Provisions

IN WITNESS WHEREOF, I have initialed five (5) typewritten pages and signed this, my Last Will and Testament on this 9th day of September, 2015 in the presence of two witnesses.

Opal Brown Grinder

OPAL BROWN GRINDER

VIII. Attestation Clause

Signed, declared and published by OPAL BROWN GRINDER, believed by us to be of sound mind, mature age, and disposing memory, this instrument as her Last Will and Testament. In the presence and sight of both of us, the undersigned, in her sight and the sight of each other, have signed our names as attesting witnesses on this the 5th day of September 2015, in Nashville, Davidson County, Tennessee.

Sonya C. Fagan
(signature)
Sonya C. Fagan
(print name)
2 Donnell Ct.
(address)
Lebanon, Tn 37087

Joseph D. Fagan
(signature)
JOSEPH D. FAGAN
(print name)
2 DONNELL CT.
(address)
Lebanon 37087

This document prepared by:
Diana Bradford
D. Bradford Law
PO Box 140172
Nashville, TN 37214
615-714-9064

IX. Self-Proving Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sonya Fagan and Joseph Fagan being severally and duly sworn, depose and say that:

We are adult citizens and residents of the State of Tennessee.

We are acquainted with the said OPAL BROWN GRINDER, who executed this Last Will and Testament, consisting of five (5) typewritten pages, dated the 5th day of September, 2015, and on that date, in Nashville, Davidson County, Tennessee, by signing her name in the presence and sight of each of us.

At the time of signing, OPAL BROWN GRINDER declared this instrument to be her Last Will and Testament, and requested we sign our names as witnesses at the end of said instrument. Upon her request and in her presence and sight, we signed said instrument in the presence and sight of each other.

At the time of signing said Last Will and Testament, OPAL BROWN GRINDER was over the age of eighteen (18) years and in our opinion was of sound mind, disposing memory and not under restraint or in any respect incompetent to make a Last Will and Testament.

This Affidavit is made at the request of the said TESTATOR.

Sonya C. Fagan
Witness

Joseph B Fagan
Witness

SWORN TO AND SUBSCRIBED before me on this the 5th day of September 2015.

Diana Bradford
NOTARY PUBLIC

My commission Expires 11/6/2017

DIANA BRADFORD
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
November 6, 2017
COUNTY OF DAVIDSON