This Instrument Prepared by:
Law Office of Brad Scarbrough, PLC
5214 Maryland Way, #207
Brentwood, TN 37027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map - Parcel No.**
James H. Ivey 7364 Indian Creek Road Nashville, TN 37209	Same as New Owner	095 08 0 059.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration paid for this transfer is $0.00.

Larry L. Kessler
Affiant

Subscribed and sworn to before me this 26th day of September, 2016.

LUANNE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires September 5, 2017

Luanne Davis
Notary Public
My Commission Expires: 9/5/17

BILL GARRETT, Davidson County
Trans: T20160084838 DEEDQC
Recvd: 09/27/16 11:49 6 pgs
Fees: 32.00 Taxes: 0.00
20160927-0101805

KNOW ALL MEN BY THESE PRESENTS that **LARRY L. KESSLER as devisee of ATTA MAE WILSON ("Grantor"),** for and in consideration of Ten no/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and hereby remises, releases and forever quitclaims unto, **JAMES H. IVEY ("Grantee"),** all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, which is described as follows, to wit:

Land in Davidson County, Tennessee, being all of the land, shown on the Warranty Deed, of record as Instrument Number 20051110-0136488, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Larry L. Kessler from Atta Mae Wilson by Last Will and Testament executed on March 22, 2012, a true and exact copy of which is attached hereto. Atta Mae Wilson died on October 24, 2014, leaving said real property to Larry L. Kessler.

This is improved real property known as 321 Tamworth Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, the undersigned has executed this quitclaim deed this 26th day of September, 2016.

Larry L. Kessler

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Larry L. Kessler with whom I am personally acquainted or whose identity I have verified, executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26nd day of September, 2016.

LUANNE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires September 5, 2017

Notary Public
My Commission expires: 9/5/17

LAST WILL AND TESTAMENT OF ATTA MAE WILSON

I, Atta Mae Wilson, citizen of the United States of America, the State of Tennessee, County of Davidson, City of Old Donelson, being of sound mind and disposing memory, do hereby agree to make this my Will, and I declare this Will to be my Last Will and Testament as follows and hereby revoke all former Wills and Codicils made by me.

FIRST: I make the following declarations:

(A) I am Atta Mae Wilson. I have three children.

(B) I am unmarried.

(C) I intentionally omitted to provide for any heirs who survive me except as hereinafter set forth.

SECOND: I direct my executors to pay, as soon after my death as is reasonably convenient, my expenses of last illness, funeral expenses, administration expenses, debts and taxes.

THIRD: All of my estate of every kind and description, whether real or personal or mixed, wherever located, I give, devise and bequeath as follows:

a. Should my companion, Larry Lee Kessler, survive me, I give, bequeath, and devise to said Larry Lee Kessler all of my properties, real, personal, and mixed, wherever located, and all rights and interests which I may be entitled to devise and bequeath.

b. In the event Larry Lee Kessler does not survive me, then, I give, bequeath, and devise to my son, James H. Ivey, all of my properties, real, personal, and mixed, wherever located, and all rights and interests which I may be entitled to devise and bequeath.

FOURTH: If Larry Lee Kessler survives me, I request that he serve as the executor of this Will and my Estate and to serve without inventory, accounting or bond; or, if he shall fail to survive me or should he cease to serve, I request that James H. Ivey serve as my executor without inventory, accounting or bond.

Said executor shall not be required to make and file an inventory with the court exercising probate jurisdiction over my estate, unless an accounting is requested by a named beneficiary or a court.

FIFTH: I authorize my executor to lease, encumber and sell property of my estate, including real property, and they may continue to hold, manage and operate any property, and, subject to court approval, conduct any business belonging to my estate without the necessity of applying to the probate court or any other court to avoid waste.

IN WITNESS WHEREOF, I have hereunto set my hand under notary seal this 22nd day of March, 2012, in the presence of the individuals whose names are below subscribed and whom I have requested to become attesting witnesses thereto.

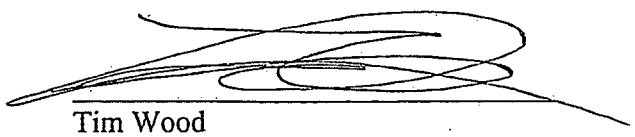
Atta Mae Wilson

Atta Mae Wilson

We the undersigned hereby certify that this instrument was this day produced by Atta Mae Wilson and in our presence signed and acknowledged by her to be her Last Will and

Testament, and we now at her request, and in her presence and in the presence of each other, subscribe our names as witnesses to said Will, all on the 22nd day of March, 2012.

Davida V. Majors
3310 Lebanon Pike, Suite 200
Hermitage, TN 37076



Tim Wood
3310 Lebanon Pike, Suite 200
Hermitage, TN 37076

Shannon Brown
3310 Lebanon Pike, Suite 200
Hermitage, TN 37076

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

We, the undersigned attesting witnesses, after first being duly sworn according to law, make oath or affirm as follows:

1. That Atta Mae Wilson signed the foregoing last Will and Testament on the date shown on the Will, and at the time of such signing, she informed us that she signed it as her Last Will and Testament.

2. That Atta Mae Wilson signed this Last Will and Testament when we were both in her sight and presence. Contemporaneously with the signing, she required us to sign the Will as her attesting witnesses, which we did in her sight and presence and in the sight and presence of each other.

3. That Atta Mae Wilson is more than eighteen (18) years of age, and we are all more than eighteen (18) years of age.

4. In our judgment, Atta Mae Wilson is legally competent to make this Last Will and Testament.

Shannon Brown Davida V. Majors Tim Wood

Shannon Brown Davida V. Majors Tim Wood

SUBSCRIBED AND SWORN to under oath before me by Atta Mae Wilson the Testator, Davida V. Majors, Tim Wood, and Shannon Brown, the Witnesses, on the 22nd day of March, 2012.

ELLIS H. MARSHALL, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2015

Ellis H. Marshall, III
NOTARY PUBLIC

My Commission Expires: 1-6-15