BILL GARRETT, Davidson County
Trans:T20160100953 DEEDQC
Recvd: 11/15/16 15:56 13 pgs
Fees:67.00 Taxes:0.00
20161115-0120569

Prepared By and Returnable to:
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Thomas D. Campbell **20330 Hemmingway Street** **Winnetka, California 91306**	New Owner	**081-10-0-248.00**

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Theodore Roland Campbell died on July 13, 2015, leaving a will dated July 15, 2014. The will was admitted to probate on August 27, 2015 in the Chancery Court of Davidson County, Tennessee, Docket Number 15P-1382. The will named Thomas D. Campbell as Executor. The Executor is duly qualified. All debts of the decedent have been paid. The Affidavit Waiving Tennessee Inheritance Tax Return, has been filed with the Davidson County Probate Court, and a copy is attached as Exhibit A. The Executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the provisions of the will of Theodore Campbell, attached hereto as Exhibit B and incorporated herein by reference, **for and in consideration** of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THOMAS D. CAMPBELL, as the EXECUTOR OF THE ESTATE OF THEODORE ROLAND CAMPBELL** (the "Grantor"), does hereby quitclaim and convey unto **THOMAS D. CAMPBELL,** (the "Grantee"), all of Grantor's right, title and interest in and to the following property located in Davidson County, Tennessee, and more particularly described on Exhibit C attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit C is drawn from recorded documents and Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without benefit of title search or abstract and the preparer gives no opinion as to title.

Tennessee Code Annotated § 67-4-409(a)(3)(D) exempts this instrument from tax. This instrument is being used to evidence distribution of the property to a beneficiary pursuant to the terms of a Will.

[Signature page follows]

[Signature page of Executor's Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th of November, 2016.

GRANTOR:

ESTATE OF THEODORE ROLAND CAMPBELL

By: _____
Thomas D. Campbell, Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Thomas D. Campbell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Executor of the **Estate of Theodore Roland Campbell**, the within named bargainor, and that **Thomas D. Campbell** as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as such Executor.

Witness my Hand and Notarial Seal at office in Nashville, Tennessee, on this the 9th day of November, 2016.

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

_____
NOTARY PUBLIC

My Comm. Expires: 07-24-19

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The consideration for this transfer is $-0-.

_____
AFFIANT

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

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

_____
NOTARY PUBLIC
My Comm. Expires: 07-24-19

EXHIBIT C

Legal Description

Being Lot No. 373 and the southerly one-half of Lot No. 372 on the Plan of Harding's Subdivision of Lot No. 5 of the Bosley Tract, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 373 and the southerly one-half of Lot No. 372 adjoin and front together 75 feet on the westerly side of 23rd Avenue, North and run back between parallel lines, 189 feet, more or less, to an alley.

Being the same property conveyed to Theodore Campbell (Theodore Campbell and Theodore R. Campbell and Theodore Roland Campbell all being one and the same person), and wife, Bertha Campbell by Warranty Deed of record in Book 7950, Pages 356-358, Register's Office of Davidson County, Tennessee. The said Bertha Campbell was the wife of Theodore Roland Campbell and died on July 26, 1992. The said Theodore Roland Campbell having since died on July 13, 2015. His Last Will and Testament was admitted to probate in the Davidson County Probate Court, Case No.: 15P1382, by Order dated August 27, 2015.

This is improved property known as 1721 23rd Avenue North, Nashville, Tennessee 37208.

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

2016 NOV -8 AM 10: 32

IN RE: ESTATE OF THEODORE ROLAND CAMPBELL, DECEASED

D.C.

No. 15P1382

AFFIDAVIT WAIVING TENNESSEE INHERITANCE TAX RETURN

Pursuant to T.C.A. §67-8-409(g), the undersigned, being duly sworn, deposes and states the following:

1. I am the Personal Representative of this Estate.

2. The decedent made no gifts during his life in excess of the maximum single exemption allowable free of tax under T.C.A. §67-8-104.

3. The decedent's total gross estate is described and valued as follows:

Please see itemization attached as Exhibit A.

4. The decedent's date of death on July 13, 2015 was on or after 2015 and her gross estate for inheritance tax purposes is valued at less than $2,000,000.00.

5. Under penalty of perjury I declare the facts stated in this Affidavit are true, correct and complete to the best of my knowledge.

Further, Affiant sayeth not.

This the 14th day of April, 2016.

Thomas D. Campbell, *Personal Representative*
20330 Hemmingway Street
Winnetka, CA 91306

EXHIBIT
A

{01373195.1 }

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Clerk of the Probate Court of Sumner County, Tennessee, the said Thomas D. Campbell, and after being duly sworn, the Affiant evidences by signature that subject to the penalty of perjury, the Affidavit is not false or misleading and that the Affiant is mindful of all duties imposed upon Affiant by T.C.A. Title 30 Chapter 4.

Thomas D. Campbell, Personal Representative

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

Notary Public
My Commission Expires: 7-24-17

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THE
LAST WILL AND TESTAMENT
OF

Theodore Campbell

DECLARATION

I, Theodore Campbell, a resident of the state of Tennessee and county of Davidson; and being of sound mind and memory, do hereby make, publish, and declare this to be my last will and testament, thereby revoking and making null and void any and all other last will and testaments and/or codicils to last will and testaments heretofore made by me. All references herein to "**this Will**" refer only to this last will and testament.

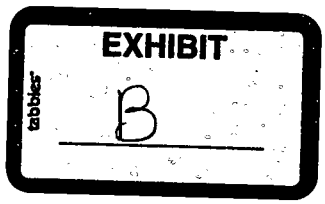
FAMILY

At the time of executing this Will, I am unmarried. The names of my children are listed below. Unless otherwise specifically indicated in this Will, any provision for my children includes the below-named children, as well as any child of mine hereafter born or adopted.

Thomas D. Campbell

DEBT

I direct that as soon as is practical after my death, the executor named pursuant to this Will review all of my just debts and obligations, including last illness and funeral expenses, except for those secured long-term debts that may be assumed by the beneficiary of such property, unless such assumption is prohibited by law or on agreement by the beneficiary. The executor is further directed to pay any attorneys' fees and any other estate administration expenses. The executor shall pay these just debts only after a creditor provides timely and sufficient evidence to support its claim and in accordance with applicable state law.



I direct that any estate, inheritance, and succession taxes, including any interest and penalties thereon, imposed by the federal government or any state, district, or territory, attributable to assets includible in my estate, passing either under or outside of this Will, be apportioned among the persons interested in my estate in accordance with applicable state and federal law. My executor is authorized and directed to seek reimbursement from the beneficiaries of my estate of any taxes paid by my executor to the extent allowed by law.

If my executor cannot collect from any person interested in the estate the amount of tax apportioned to that person, the amount not recoverable will be equitably apportioned among the other persons interested in the estate who are subject to apportionment.

If a person is charged with or required to pay tax in an amount greater than his or her prorated amount because another person does not pay his or her prorated amount, the person charged with or required to pay the greater amount has a right of reimbursement against the other person.

I further direct that if any beneficiary named in this Will is indebted to me at the time of my death, and evidence of such indebtedness is provided or made available to my executor, that share of my estate that I give to any and each such beneficiary be reduced in value by an amount equal to the proven indebtedness of such beneficiary unless: (i) I have specifically provided in this Will for the forbearance of such debt, or (ii) such beneficiary is the sole principal beneficiary.

PRIMARY REMAINDER BENEFICIARIES

I divide all of the residue and remainder of my gross estate, real and personal, wherever situated, into as many equal shares as there are living children of mine and deceased children of mine with issue then living. Each living child shall be given one share. Any share of my estate allocated to a deceased child with issue then living shall be further divided into shares for said issue, per stirpes. Unless otherwise indicated in my Will, the shares allocated to my children and the issue of my deceased children will be distributed to these beneficiaries, outright and free of trust. The terms "issue," "child," "children," include a person who has a parent-child relationship, as defined under applicable state law, with the person through whom this person claims benefits under my Will. These terms do include persons who are adults at the time of adoption.

DISTRIBUTION IF NO LIVING BENEFICIARIES

If at any time before full distribution of my estate all of my beneficiaries are deceased and this instrument directs no other disposition of the property, the remaining portion of my estate will then be distributed to my heirs determined according to the laws of intestate succession, unless specifically disinherited elsewhere in this Will.

EXECUTOR NOMINATION

I nominate my son, Thomas D. Campbell, to be the executor of this Will.

If none of the nominated executors are able, willing, and authorized to serve or to continue to serve, and the vacancy is not filled as set forth above, the majority of estate beneficiaries shall nominate a successor executor. If the majority of estate beneficiaries are unable to nominate a successor executor, the vacancy will be filled pursuant to a petition filed by the resigning executor or any person interested in the estate in a court of competent jurisdiction.

MISCELLANEOUS EXECUTOR PROVISIONS

The term "**executor**" includes any executrix, personal representative, or administrator, if those terms are used in the statutes of any state that has jurisdiction over all or any portion of my estate.

My executor will have broad and reasonable discretion in the administration of my estate to exercise all of the powers permitted to be exercised by an executor under state law, including the power to sell estate assets with or without notice, at either public or private sale, and to do everything he or she deems advisable and in the best interest of my estate and the beneficiaries thereof, all without the necessity of court approval or supervision. I direct that my executor perform all acts and exercise all such rights and privileges, although not specifically mentioned in this Will, with relation to any such property, as if the absolute owner thereof and, in connection therewith, to make, execute, and deliver any instruments, and to enter into any covenants or agreements binding my estate or any portion thereof.

If there are two co-executors serving, they shall act by unanimous agreement. If there are more than two co-executors serving, they shall act in accordance with the decision made by the majority of co-executors.

Subject to specific provisions to the contrary, I authorize my executor to distribute a share of my estate given to a minor beneficiary, up to the whole thereof, to a custodian under the applicable Transfers to Minors Act or Gifts to Minors Act, if in the executor's discretion, it is in the best interests of the beneficiary. The executor may also make distributions to a minor by making distributions to the trustee of a trust created under this Will for a minor beneficiary, the guardian of the minor's person, or the guardian of the minor's estate.

No person named as an executor is required to post any bond.

I authorize my executor to make the following choices or elections in my executor's absolute discretion, regardless of the resulting effect on any other provisions of this Will or on any person interested in my estate or in the amount of any of the taxes referred to: (a) choose a valuation date for estate or inheritance tax purposes or choose the methods to pay estate or inheritance taxes; (b) elect to treat or use an item, for either federal or state tax purposes, as either an income tax deduction or as a deduction for estate or inheritance tax purposes; (c) determine when a particular item is to be treated as taken into income or used as a tax deduction, to the extent the law provides that choice; and (d) disclaim all or any portion of any interest in property passing to my estate at or after my death, even though any of these actions may subject my estate to additional tax liabilities. No person adversely affected by my executor's exercise of discretion under this clause is entitled to any reimbursement or adjustment, and my executor is not required to make any adjustment between income and principal or in the amount of any property passing under this Will as a result of any election under this provision.

I authorize my executor, without obtaining court approval, to employ professional investment counsel on such terms as my executor considers proper, and to pay the fees of investment counsel as an expense of administration of my estate. However, my executor is under no obligation to employ any investment counsel.

I authorize my executor either to continue the operation of any business belonging to my estate for such time and in such manner as my executor may consider advisable and in the best interest of my estate, or to sell or liquidate the business at such time and on such terms as my executor may consider advisable and in the best interest of my estate. Any such good faith operation, sale, or liquidation by my executor will be at the risk of my estate and without liability on the part of my executor for any losses that may result.

SIMULTANEOUS DEATH

If it cannot be established if a beneficiary of my estate survived me, the provisions of the applicable Uniform Simultaneous Death Act, as amended, or any substantially similar successor act effective on the date of my death, will apply.

NONLIABILITY OF FIDUCIARIES

Any fiduciary, including my executor and any trustee, who in good faith endeavors to carry out the provisions of this Will, will not be liable to me, my estate, my heirs, or my beneficiaries for any damages or claims arising because of their actions or inaction, or the actions of any predecessor fiduciary acting pursuant to this Will. My estate will indemnify and hold them harmless.

SAVINGS CLAUSE

If a court of competent jurisdiction at any time invalidates or finds unenforceable any provision of this Will, such invalidation will not invalidate the whole of this Will. All of the remaining provisions will be undisturbed as to their legal force and effect. If a court finds that an invalidated or unenforceable provision would become valid if it were limited, then such provision will be deemed to be written, deemed, construed, and enforced as so limited.

IN WITNESS WHEREOF, I, the undersigned testator, declare that I sign and execute this instrument on the date written below as my last will and testament and further declare that I sign it willingly, that I execute it as my free and voluntary act for the purposes expressed in this document, and that I am eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence.

Theodore R Campbell

(Signature of Theodore Campbell)

Date: 07.15.2014

ATTESTATION

This last will and testament, which has been separately signed by Theodore Campbell, the testator, was on the date indicated below signed and declared by the above named testator as his or her last will and testament in the presence of each of us. We, in the presence of the testator and each other, at the testator's request, under penalty of perjury, hereby subscribe our names as witnesses to the declaration and execution of the last will and testament by the testator, and we declare that, to the best of our knowledge, said testator is eighteen years of age or older, of sound mind and memory and under no constraint or undue influence.

1. Aqueelah Elleey
(Signature of witness)

Aqueelah Elleey
(Print Name)

Date: 7/15/2014

1817 Hayes Street
(Address)

Nashville, TN 37203
(City, State, ZIP)

2. _____
(Signature of witness)

Ty Bost
(Print Name)

Date: 7/15/14

1817 Hayes St.
(Address)

Nashville, TN 37203
(City, State, ZIP)

SELF-PROVING AFFIDAVIT

State of Tennessee
County of Davidson

I, Theodore Campbell, the undersigned testator, being first duly sworn, do declare to the undersigned authority that I signed and executed the attached or annexed instrument as my last will and testament and that I signed it willingly, or willingly directed another to sign for me, that I executed it as my free and voluntary act for the purposes expressed in that document, and that at the time I signed the document, I was eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence.

Date: 07/15/2014 Theodore R Campbell
(Signature of Theodore Campbell)

We, the undersigned witnesses, being first duly sworn, do each declare to the undersigned authority the following: (1) the testator declared to each of us that the attached or annexed instrument is his or her last will and testament; (2) the testator executed the last will in our presence; (3) each of us, in the presence of the testator and in the presence of each other, and at the testator's request, signed the last will and testament as witnesses; and (4) to the best of our knowledge the testator was at that time eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence.

1. Aqueelah Ellzey
(Signature of witness) (Print Name)

2. Ty Bost
(Signature of witness) (Print Name)

Acknowledgement of Notary Public:

Subscribed, sworn and acknowledged to me on this 15 day of July 2014 by Theodore Campbell, as testator, and Aqueelah Ellzey Ty Bost Ty Bost, as witnesses.

Witness my hand and seal.

Signature of Notary Public: Leonora K Moore

LEONORA K MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires 5/8/2018