BILL GARRETT, Davidson County
Trans:T20170038173 ORDER
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STATE OF TENNESSEE

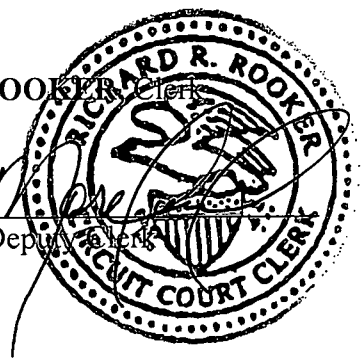
I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **ORDER OF PROBATE FOR MUNIMENT OF TITLE** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **17P692**.

ESTATE OF CHARLES HERMAN WINGATE

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 3rd day of May in the year Two Thousand and Seventeen.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk



IN THE SEVENTH CIRCUIT (PROBATE) COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED
MAY - 3 2017
RICHARD R. ROOKER, Clerk
By _____ D.C.

IN THE MATTER OF:	)	
	)	
THE ESTATE OF CHARLES HERMAN WINGATE	)	
	)	
Deceased	)	NO. 17P692
	)	
JULIE ATKINS,	)	
Petitioner	)	

ORDER ADMITTING WILL TO PROBATE AS A MUNIMENT OF TITLE

This motion came to be heard upon on May 3, 2017. Upon the Petition of Julie Atkins, the authenticated last will and testament of Charles Herman Wingate as a muniment of title, the sworn testimony of Petitioner, and the entire record herein from all of which, the Court finds the following:

1. Charles Herman Wingate ("decedent") died a resident of 509 Greenwood Lake Drive, Franklin, Georgia 30217 on February 7, 2014, at the age of sixty-five (65) and left a will dated April 19, 2012, which was properly signed and witnessed under T.C.A. Section 32-1-104. The affidavit of the witnesses was attached to the will in accordance with T.C.A. Section 32-2-110.
2. The decedent and Julie Atkins, daughter each owned a one half (1/2) undivided interest in property located at 527 Glengarry Drive, Nashville, Tennessee 37217 (the "Property"). The description of said property is as follows:

   Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Glengarry Park, Section One, as shown by Plat Book 2663, Page 72, Register's office for Davidson County, Tennessee, to which reference is made for the complete description.

   The warranty deed is registered as instrument 20120229-0017663 in the Davidson County Register's Office. At the death of the decedent, under paragraph titled ITEM II

of the will, decedent devised his one half (1/2) undivided interest in the property as follows: one-third (1/3) to Julie Atkins, one-third (1/3) to Herman Wingate Jr., and one-third (1/3) to James Everett Wingate. The will was admitted to Probate in Georgia on April 5, 2014. Thus upon the probating of the will, title to the decedent's 50% interest vested one third (1/3) to Julie Atkins, one-third (1/3) to Herman Wingate Jr., and one-third (1/3) to James Everett Wingate pursuant to T.C.A. Section 31-2-103.

It is therefore ORDERED, ADJUDGED, and DECREED as follows:

1. The Last Will and Testament of Charles Herman Wingate dated April 19, 2012 is hereby declared to be the Last Will and Testament of Charles Herman Wingate, deceased and is admitted to probate as a muniment of title pursuant to T.C.A. Section 32-5-109. RLC

Signed this 3 day of May, 2017

~~Special~~ Probate ~~Master~~ Judge

APPROVED FOR ENTRY:

Jonathan S. Faught No. 23258
The Law Office of Jonathan S. Faught, LLC
5110 Maryland Way, Ste 120
Brentwood, TN 37027
615 293 8500

STATE OF TENNESSEE

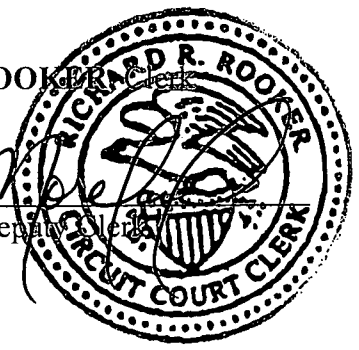
I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **LAST WILL AND TESTAMENT FOR MUNIMENT OF TITLE** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **17P692**.

ESTATE OF CHARLES HERMAN WINGATE

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 3rd day of May in the year Two Thousand and Seventeen.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk



17P692

FILED
MAY - 3 2017
RICHARD R. ROOKER, Clerk
By _____ Deputy

Last Will and Testament

STATE OF GEORGIA

COUNTY OF HEARD

I, CHARLES HERMAN WINGATE, of said State and County, being of sound and disposing mind and memory, do make this my Last Will and Testament, hereby revoking and annulling all other Wills and Codicils heretofore made by me.

ITEM I

I desire and direct that my body be cremated.

ITEM II

I desire and direct that all my just debts, if any, be paid as soon as practicable after my death out of the assets of my estate, but at such time or times as my Executrix shall consider expedient and to the best interest of my estate.

ITEM II

I give, bequeath and devise all of the rest, residue and remainder of my estate and property, of whatsoever nature, and wheresoever located, both real and personal, absolutely and in fee simple, to my children, JULIE YONG WINGATE, CHARLES HERMAN WINGATE, JR. and JAMES EVERETT WINGATE, share and share alike, per stirpes.

ITEM III

I hereby constitute and appoint my daughter, JULIE YONG WINGATE, the Executrix of this my Last Will and Testament, and I expressly confer upon her power, as such to administer my estate, excusing her from giving any bond, or filing inventory, or making any returns to the Judge of the Probate Court, and I expressly confer upon her the full authority and power to sell any part of my estate not hereinbefore specially devised, at public or private sale, with or without notice, as she may deem best, and without any order of Court, making good and sufficient conveyances to the purchasers and holding the proceeds of the said sale to the same uses and trusts as hereinbefore declared in the several items of this my Will. I hereby expressly confer upon her the

authority and power to borrow money for the use of my said estate, in any instance where she may think it necessary or proper, and to secure the same by lien, mortgage, security deed or trust deed, or other form of security to or upon any part of my estate, not hereinbefore specifically devised; this she may do without the order of any Court.

ITEM IV

In the management, care and disposition of my estate, I confer upon my Executrix the power to do all things and execute such instruments as may be necessary or proper, including the following powers, all of which may be exercised without order of or report to any Court or tribunal and without advertisement, to-wit:

(a) To sell, exchange or otherwise dispose of any property at any time held or acquired under this Will for cash or on terms without advertisement, including the right to lease for any term notwithstanding the period of the trust;

(b) To invest all monies in such stocks, bonds, securities, investment company shares or trust company shares, mortgages, notes, choses in action, real estate, improvements thereon and other property as such acting Executrix may deem best without regard to any law now or hereafter in force limiting the investment for Executors, Trustees or other fiduciaries;

(c) To retain by way of investment any property or choses in action owned by me at the time of my death;

(d) To vote in person or by proxy any corporate stock or other security and to agree to or take any other action in regard to any reorganization, merger, consolidation, bankruptcy or other procedure or proceeding affecting such stock, bond, note, choses in action or other property;

(e) To use real estate brokers, accountants, attorneys and other agents, if said acting Executrix deems such employment necessary and desirable and to pay reasonable compensation for their services;

(f) To compromise, settle and/or adjust any claim or demand by or against the estate and to agree to any recision or modification of any contract or agreement affecting such estate;

(g) To renew any indebtedness, as well as borrow money, and to secure the same by mortgaging, pledging and/or conveying any property of my estate;

(h) To continue to carry on any business Testator may own at the time of his death, to become or remain a partner, general or special, in any such business, to incorporate such business.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 19th day of April, 2012.

Charles Herman Wingate
CHARLES HERMAN WINGATE, Testator

The foregoing instrument was signed, sealed, declared and published by CHARLES HERMAN WINGATE as his Last Will and Testament, in the presence of us, the undersigned, who, at his special instance and request, do attest as witnesses after said Testator had signed his name thereto, and in his presence, and in the presence of each other.

This 19 day of April, 2012.

WITNESS: Maubeth Brown ADDRESS: Newnan, Ga.

WITNESS: Gary W. Brown ADDRESS: Newnan, Ga.

STATE OF GEORGIA

COUNTY OF HEARD

Before me, the undersigned authority, on this day personally appeared CHARLES HERMAN WINGATE, Marybeth Brown, and Gary W. Brown known to me to be the Testator and the Witnesses, respectively, whose names are subscribed to the annexed or foregoing instrument in their respective capacities, and, all of said persons being by me duly sworn, CHARLES HERMAN WINGATE, Testator, declared to me and to the said Witnesses in my presence that said instrument is his Last Will and Testament and that he had willingly made and executed it as his free act and deed for the purposes therein expressed. The Witnesses, each on his oath, stated to me in the presence and hearing of the Testator that the Testator had declared to them that the instrument is his Last Will and Testament and that he executed same as such and wanted each of them to sign it as a Witness; and upon his oath each Witness stated further that he did sign the same as Witness in the presence of the Testator and at his request; that he was at the time 14 years of age or over and was of sound mind; and that each of said Witnesses was then at least 14 years of age.

Charles Herman Wingate
CHARLES HERMAN WINGATE

Marybeth Brown
WITNESS

Gary W. Brown
WITNESS

Sworn to and subscribed before me by CHARLES HERMAN WINGATE, Testator, and sworn to and subscribed before me by Marybeth Brown and Gary W. Brown, Witnesses, this 19 day of April, 2012.

NOTARY PUBLIC

TIFFANY LEE NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES JUNE 6, 2015

This is to certify that the within and foregoing is a true and correct copy as appears of record in the office of The Probate Court, Heard County, Georgia.
As shown in Book 7 Page 409-412
This 11 Day of April, 2012
Joseph Bledsoe
Judge, Probate Court, Heard County, GA