10:30

Cindy L Briley, Register
Sumner County Tennessee
Rec #: 911736 Instrument #: 1194250
Rec'd: 25.00 Recorded
State: 0.00 5/8/2017 at 10:30 AM
Clerk: 0.00 in Record Book
Other: 2.00 4528
Total: 27.00 Pgs 639-643

BILL GARRETT, Davidson County
Trans:T20170040585 WILL
Recvd: 05/12/17 10:03 5 pgs
Fees:27.00 Taxes:0.00
20170512-0047227

LAST WILL AND TESTAMENT

OF

JAMES PATRICK NETTLE

I, James Patrick Nettle, of Sumner County, Tennessee, being of sound mind and disposing memory, do make, declare and publish this my Last Will and Testament, hereby revoking all former Wills and Codicils to Wills heretofore made by me.

ARTICLE I.

I direct that all my just debts, including my funeral expenses and the costs of administration, be paid out of my general estate by my Co-Executrices as soon as practicable after my death. To this end, I authorize my Co-Executrices to sell any of my property, real, personal, or mixed, and to execute all conveyances necessary to effectuate such sale. I expressly authorize my Co-Executrices to make distributions in kind. I authorize my Co-Executrices, in their discretion, to use insurance proceeds payable to my estate to satisfy any debts or taxes of my estate. All inheritance and estate taxes assessable by reason of my death shall be discharged by my estate without charge or apportionment against any beneficiary of assets whether passing under this Will or otherwise.

ARTICLE II.

I hereby give by special bequeath to my daughter, Michelle Nettle Hays, per stirpes and my son, James Nettle Jr., per stirpes, all of my investments, stocks, bonds, insurance and bank accounts to be divided equally.

I hereby give by special bequeath to, Melanie Grammer, my contemporary art consisting of seven pieces.

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Ret - Joshua Hankins

I hereby give by special bequeath to my daughter, Michelle Nettle Hays, per stirpes, my Player Piano.

I hereby give the rest, residue and remainder of my personal property to my son, James Nettle, Jr., per stirpes. At the time of the making of this my Last Will and Testament my son, James Nettle, Jr., owed me the sum of $21,000.00 and continues to owe the sum of $750.00 per month beginning March, 2012 until the date of my death, at such time fifty (50%) percent of the total amount my son, James Nettle, Jr., shall owe shall be deducted from his share of my estate.

ARTICLE III.

I hereby give to my daughter, Michelle Nettle Hays, per stirpes, my real property located at 1009 Country Aire, Round Rock, Texas (Sunrise Vista Sec. 1, block B, Lot 4); 2015 Stassney Lane, Austin Texas (Lot 14, Block E Wagon Crossing, Section 3A); 709 Astro View Drive, Austin, Texas and 5839 Sandhurst Number D, Dallas, Texas. I hereby give to my son James Nettle, Jr., per stirpes, my real property located at 106 Tanasi Shores, Gallatin, Tennessee (Lot 2, Block D) and 101 Point East Drive, Nashville, TN (business condominium).

ARTICLE IV.

I appoint my daughter, Michelle Nettle Hays and my son, James Nettle, Jr., as my Co-Executrix/Executor of this my Last Will and Testament, and I authorize my said Co-Executrix/Executor to do any and all things, which in their opinion is necessary to complete the administration and settlement of my estate, including full right, power and authority without the order of any Court, upon such terms and under such conditions, which to my said Co-Executrix/Executor shall seem best as to the proper management of my estate, to bargain, sell, convey, transfer, deed, mortgage, lease, exchange, pledge, manage and deal with any and all property belonging to my estate, to compromise, settle, adjust, release, and discharge any and all obligations or claims in favor of or against my estate, without in any way limiting the scope or

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powers enumerated herein of my Co-Executrix/Executor. I hereby specifically give to my Co-Executrix/Executor, full power to retain any and all securities and property owned by me at the time of my demise whenever in their absolute and uncontrolled discretion, such a course shall seem to my Co-Executrix/Executor to be best without liability for depreciation or loss, free from investment restrictions incident to trusteeship or Executorship, whether imposed by common law or statute. In the execution of said duty and power, said Co-Executrix/Executor shall have the power to comply with all legal requirements as to the execution of deeds and all other writings, documents and formalities without the Order of any Court. I direct that they shall not be required to make bond or other security as my Co-Executrix/Executor for the faithful performance of their duties and that they shall not be required to file an inventory of my estate. In the event that my daughter, Michelle Nettle Hays or my son, James Nettle, Jr., refuse or are unable to serve as Co-Executrix/Executor, then the other may serve alone under the same terms and conditions as stated above.

IN WITNESS WHEREOF, I have hereunto set hand to this my Last Will and Testament at Hendersonville, Tennessee on this the 16th day of February, 2012.

JAMES PATRICK NETTLE, Testator

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Signed, sealed, published and declared by the Testator, JAMES PATRICK NETTLE, to be his Last Will and Testament in the presence of all of us at one and the same time, and we at his request and in his presence and in the presence of each other have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESS

WITNESS

JAMES PATRICK NETTLE

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STATE OF TENNESSEE

COUNTY OF SUMNER

AFFIDAVIT

JAMES L. SMITH and SONJA A. RUTLEDGE being duly sworn, make oath that they are the witnesses to the Last Will and Testament of JAMES PATRICK NETTLE, said Will being dated the 16th day of February, 2012; that said Will was signed by JAMES PATRICK NETTLE, in their presence, and that they, at the request of the Testator, and in his sight and presence and in the sight and presence of each other, subscribed their names as witnesses to said Will and in their opinion, the Testator, JAMES PATRICK NETTLE, was at the time of sound mind and disposing memory.

James L. Smith
WITNESS

Sonja Rutledge
WITNESS

Sworn to and subscribed before me this

16th day of February, 2012.

Jeannie McBee
NOTARY PUBLIC

JEANNIE C. McBEE
STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
SUMNER COUNTY

I, Mark T. Smith, Clerk & Master of said County, do hereby certify that the foregoing instrument contains a true and complete copy of last Will + Testament as same appears of record or on the file in Book 2016 Page 502-506 of the records of the Chancery Court of Sumner County, Tennessee
Given under my hand and seal this 1st day of May 2017

BY

SUMNER CO. CHANCERY COURT DC GALLATIN, TN

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