BILL GARRETT, Davidson County
Trans:T20170070597 DEEDWARR
Recvd: 08/15/17 10:30 22 pgs
Fees:113.00 Taxes:1054.50
20170815-0083658

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT76145

NEW PURCHASER
SEND TAX BILLS TO:
JOSEPH MacJASON WISENER
Stearns ,ending C/O Security Connections-240 Technology Dr.,
Idaho Fakks, ID 83401

THIS INSTRUMENT PREPARED BY
HARSH & HARSH
123 PUBLIC SQUARE
LAW OFFICES
GALLATIN, TENNESSEE 37066

TAX MAP 127 00 0 PARCEL NUMBER 185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 ($285,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, we, ROBERT A. DRUMRIGHT and LOUISE E. DRUMRIGHT, husband and wife, have this day bargained and sold and by these presents do hereby transfer and convey unto JOSEPH MacJASON WISENER, his heirs and assigns, the following described parcel of land, situated in the Davidson County, Tennessee, as follows:

BEING LOT NO. 1, as shown on the map entitled West Hampton Estates Section 1 of record in Plat Book 5210, Page 46, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. **

BEING the same property conveyed to Robert A. Drumright and wife, Louise e. Drumright, by Quitclaim Deed from Robert A. Drumright and Louise E. Drumright, Trustees of the Robert A. Drumright and/or Louise E. Drumright Revocable Living Trust, with full power to sell, transfer or encumber without joinder of beneficiary, dated April 25, 2008, of record as instrument 20080505-0045881 in the Register's Office of Davidson County, Tennessee.

THIS INSTRUMENT is executed pursuant to the court appointed Conservatorship for Louise E. Drumright as shown in Exhibit A attached hereto.

TO HAVE AND TO HOLD the above described parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said JOSEPH MacJASON WISENER, his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that WE ARE lawfully seized and possessed of said parcel of land, that WE have a good right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations and permits, all

visible easements, and the 2017 real estate taxes which are to be prorated and payment assumed by GRANTEE.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said parcel of land, unto the said JOSEPH MacJASON WISENER, his heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as herein set forth.

POSSESSION with deed.

WITNESS our hands this 7th day of August, 2017.

Robert A. Drumright
ROBERT A. DRUMRIGHT

Louise E. Drumright
LOUISE E. DRUMRIGHT

Ronnie N. Brown - Conservator
BY: RONNIE N. BROWN
CONSERVATOR FOR LOUISE E. DRUMRIGHT
PURSUANT TO CERTIFICATION OF
CONSERVATORSHIP ATTACHED
HERETO AND INCORPORATED HEREIN
BY REFERENCE AS EXHIBIT A
and ORDERS OF
THE CIRCUIT COURTS OF
DAVIDSON COUNTY, TN, AT NASHVILLE,
PROBATE DIVISION
SEE EXHIBIT B ATTACHED HERETO
SEE EXHIBIT C ATTACHED HERETO
AND
SEE EXHIBIT D ATTACHED HERETO
CASE NO. 14P-1745

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT A. DRUMRIGHT, a married man, one of the bargainors, with whom I am personally acquainted, (or proved to me his identity on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 7th day of August, 2017.

Teresa J. Bennett
NOTARY PUBLIC

TERESA J. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. 07-23-2018

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONNIE N. BROWN, Conservator for LOUISE E. DRUMRIGHT, one of the bargainors, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence) and to me known to be the person who executed the foregoing instrument on behalf of LOUISE E. DRUMRIGHT pursuant to Orders of the Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, Case No. 14P-1745.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 7th day of August, 2017.

Teresa J. Bennett
NOTARY PUBLIC

TERESA J BENNETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXP. 07-23-2018

MY COMMISSION EXPIRES: _____

OATH

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, HEREBY swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $285,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

SWORN TO and subscribed before me,

this the 7th day of August, 2017.

_____
NOTARY PUBLIC

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

MY COMMISSION EXPIRES: 4-28-19

** Said Lot No.1 fronts 150.0 feet on the Northeasterly margin of U.S. Highway 70S and extends back 324.7 feet on the Northwesterly line and 332.52 feet on the Southeasterly line to a line in the rear, measuring 152.08 feet thereon.

Re: Deed from Robert A. Drumright
and
Louise E. Drumright to Joseph MacJason Wisener

- -

ORDERS MARKED EXHIBITS B, C AND D ATTACHED HERETO ARE THOSE REFERENCED IN SIGNATURE LINE FOR LOUISE E. DRUMRIGHT ON THIS DEED

Exhibit Pages to said ORDERS are intentionally not attached and can be viewed as follows:

SEE FILE NO. 14P-1745

IN THE CIRCUIT COURT CLERK'S OFFICE FOR

DAVIDSON COUNTY, TENNESSEE,

AT NASHVILLE

(PROBATE DIVISION)

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER APPOINTING CONSERVATOR, signed on the 19th day of December, 2014, heretofore assigned to 7th Circuit Court for Davidson County, Tennessee, as Case No. 14P-1745 regarding:

Conservatorship of Louise E. Drumright

As the remain of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 12th day of February, 2015.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

EXHIBIT A

Copy

IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE,
AT NASHVILLE
(PROBATE DIVISION)

2014 DEC 19 PM 1:50
RICHARD R. ROOKER, CLERK
D.C.

IN RE: LOUISE E. DRUMRIGHT
DOB: 10/15/31

RONNIE NEAL BROWN,
PETITIONER

vs. NO. 14P-1745

LOUISE E. DRUMRIGHT

and

ROBERT A. DRUMRIGHT

RESPONDENTS

ORDER APPOINTING CONSERVATOR

This cause came on to be heard on the 4th day of December, 2014, before the Honorable Randall Kennedy, Judge of the Circuit Court for Davidson County (Probate Division) at Nashville upon the following:

1. Petition of Petitioner, RONNIE NEAL BROWN, petitioning the Court to appoint him Conservator of his mother and the Respondent, LOUISE E. DRUMRIGHT;

2. Testimony of Respondent, ROBERT A. DRUMRIGHT; Respondent, LOUISE E. DRUMRIGHT; Petitioner, RONNIE NEAL BROWN; statements of NATHAN HARSH, attorney for Ronnie Brown; statements of the Guardian ad Litem and Attorney ad Litem, and reports heard and examined in open Court;

EXHIBIT B

Copy

3. The updated medical report dated 12/2/14 from Thomas H. Callaway, MD concerning LOUISE E. DRUMRIGHT heard and examined in open Court;

AND

4. The entire record in this cause;

FROM ALL OF WHICH the Court finds by clear and convincing evidence the following:

That there is a basis for the appointment of a Conservator of the person and property of LOUISE E. DRUMRIGHT, the Ward/Respondent, and ORDERS the following:

1. That in the manifest best interest of the Ward/Respondent, LOUISE E. DRUMRIGHT, she shall remain with her son and your Petitioner, RONNIE NEAL BROWN;

2. That the previous order filed October 27, 2014, is made final and all powers of attorney are hereby revoked concerning the Ward/Respondent, LOUISE E. DRUMRIGHT;

3. That the Ward/Respondent, LOUISE E. DRUMRIGHT, is found to be a disabled spouse and the Respondent and her husband, ROBERT A. DRUMRIGHT, is found to be a community spouse;

Copy

4. That the issue of bond, if any, is reserved at this time pending the findings of the Guardian ad Litem; AND the Review Hearing of Feb. 12, 2015.

5. That the Ward/Respondent, LOUISE E. DRUMRIGHT, shall continue to live with Petitioner, RONNIE NEAL BROWN, in Castalian Springs, Sumner County, Tennessee;

6. That Petitioner, RONNIE NEAL BROWN, shall prepare and submit a property management plan and inventory to be filed with the Court no later than January 15, 2015.

7. That the Guardian ad Litem prepare and send both parties an ~~inventory and accounting~~ ESTIMATED CALCULATION OF FINANCES FOR no later than January 10, 2015.

8. That the Attorney ad Litem is relieved of her duties and the attorney fee requested by the Attorney ad Litem in the amount of $1,715.00 is approved by the Court and shall be paid from the funds of the Ward/Respondent, LOUISE E. DRUMRIGHT.

9. That the Guardian ad Litem for the Ward/Respondent, LOUISE E. DRUMRIGHT, is granted the authority to get all bank statements and financial information and ascertain both parties' separate income and assets.

Copy

10. That the Respondent, ROBERT A. DRUMRIGHT, is allowed limited telephone privileges and limited visitation privileges at the home of RONNIE NEAL BROWN. The Respondent, ROBERT A. DRUMRIGHT, is restrained and enjoined from encouraging the Ward/Respondent, LOUISE E. DRUMRIGTH, to leave her son's home and/or from discussing her leaving to come home with him. Respondent, ROBERT A. DRUMRIGHT, is additionally restrained and enjoined from discussing her living arrangements or upsetting the Ward/Respondent, LOUISE E. DRUMRIGHT, in any way.

IT IS, THEREFORE, ORDERED THAT RONNIE NEAL BROWN is hereby appointed CONSERVATOR of the person and property of LOUISE E. DRUMRIGHT, and he shall be and is authorized to make medical and health care and financial decisions on behalf of the Respondent/Ward, LOUISE E. DRUMRIGHT, including decisions as shall be required regarding hospitalization, surgical care, institutionalization and other decisions as may be incidental to providing for Respondent/Ward's physical and mental health and well-being and safety, all pending further orders of the Court. The rights and obligations to be transferred to the Conservator are:

a. The authority and right to give or withhold consent and make other informed decisions relative to the physical, habilitative, medical, psychological,

Copy

psychiatric or other health related testing, examinations, therapies or treatments, including, but not limited to, hospitalizations, surgery, administration of psychotropic and other medications.

b. The authority and power to give or withhold consent to habilitative, vocational, psychiatric, therapeutic, corrective, adaptive or other programs designed to develop Respondent's social, employment, self-care cognitive or other life skills.

c. The authority and right to make psychiatric and health care decisions on behalf of Respondent, LOUISE E. DRUMRIGHT, such as those listed in TCA 34-6-201 (2) and (3), and furthermore, including making decisions regarding the conditions and situations that are summarized in TCA Section 32-1-103 (5), (6) and (9).

d. The authority and right to consent to activities and therapies which are reasonable and necessary for the habilitation of the Respondent and also to participate in and consent to any decisions and actions concerning Respondent's residential placement and visitation or living arrangements.

e. The Conservator is further authorized to advocate for the Respondent's financial health care needs and to obtain any and all information governed by the Health Insurance Portability and Accountability act of 1996 (aka HIPPA), 42 USC 132d and 45 CFR 160-164 regarding the use and disclosure of any of the Respondent's identifiable financial information, health information and/or other medical records.

f. The Conservator is authorized and empowered to serve as Conservator of the Respondent and, in addition, provide services for the Respondent which the Conservator may be compensated by a Provider Agency contracted by the State of Tennessee to furnish authorized services and care to the ward.

g. The right to control Respondent's finances and apply for any governmental benefits to which Respondent may be qualified to receive, either at this time or in the future, including a Representative Payee Application, and to structure any funds which Respondent may inherit.

Copy

h. The right to open and close bank accounts or investment accounts or secure new investments.

i. The right to sell or purchase real property with the approval of this Court.

IT IS FURTHER ORDERED that Respondent, LOUISE E. DRUMRIGHT, is removed of the right to give consent to medical treatment, including treatment and hospitalization under TCA Section 33-6-201 (3) and the right to administer her finances, including disposing of property, executing instruments, making purchases or entering into contractual relationships all as set forth in TCA Section 34-3-104.

IT IS FURTHER ORDERED that RONNIE NEAL BROWN is hereby appointed the Conservator of Respondent, LOUISE E. DRUMRIGHT, for medical and financial administration purposes and to receive such disclosure of information, medical and financial as needed to fulfill the duties of this appointment, and that:

1. Bond is reserved pending findings of the Guardian ad Litem;

2. The Clerk shall issue letters of conservatorship in conformity with this Order. The Attorney ad Litem is hereby released from her duties having fulfilled her responsibilities to

Copy

this Court.

3. The Conservator shall file an inventory and property management plan with the Court no lather than January 15, 2015.

4. An annual status report due ~~fourteen~~ twelve months after the end of the month this Order is signed will be made to this Court concerning the Respondent.

5. Any previous powers of attorney, if any, granted by LOUISE E. DRUMRIGHT, are hereby revoked for good cause shown.

6. The Guardian ad Litem shall prepare and send both parties an inventory and accounting no later than January 10, 2015, setting forth all bank statements, financial information, and enumerating both parties' separate income and assets.

7. Petitioner be granted such other further relief as the Court may consider proper.

8. Petitioner shall appear back before this Honorable Court on February 12, 2015, at 1:30 P.M. for review.

Copy

ALL OF WHICH IS SO ORDERED.

Entered this the 15 day of December, 2014.

JUDGE RANDALL KENNEDY

HARSH & HARSH

BY: Nathan Harsh

NATHAN HARSH (#2380)
ATTORNEYS FOR PETITIONER
123 PUBLIC SQUARE
GALLATIN, TN 37066
615/452-4611
615/452-4372 (FAX)

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I have this date mailed or e-mailed a true and exact copy of the foregoing Order to:

CONNIE BROWN (daughter of LOUISE E. DRUMRIGHT)
2602 VARGAS WAY
REDONDO BEACH, CA 90278

ROBERT A. DRUMRIGHT
8048 HIGHWAY 70 S
NASHVILLE, TN 37221

JEAN L. BYASSEE (via e-mail jbyassee@dvlawfirm.com)
ATTORNEY AD LITEM
FOR LOUISE E. DRUMRIGHT
210 25th Avenue North
Suite 1010
Nashville, TN 37203

AND

Copy

JENNIFER SHEPPARD (via e-mail JSheppard@mhpslaw.com)
GUARDIAN AD LITEM
2122 21st Avenue South
Nashville, TN 37212

This the 16th day of December, 2014.

Nathan Harsh

NATHAN HARSH

Copy

FILE

2017 JUN -9 AM 9:23

IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE
(PROBATE DIVISION)

IN RE: THE CONSERVATORSHIP OF
LOUISE E. DRUMRIGHT
DOB: 10/15/1931

PROOF OF ENTRY REQUIRED

LOUISE E. DRUMRIGHT
BY RONNIE N. BROWN,
CONSERVATOR

vs.

NO. 14P-1745

ROBERT A. DRUMRIGHT
RESPONDENT

AGREED ORDER

IT DULY appearing to the Court as evidenced by the signatures of counsel for the respective parties affixed hereto the parties acknowledge and agree as follows:

A. That Robert A. Drumwright and wife, Louise E. Drumwright, are the sole owners of a certain tract or parcel of improved real estate situated at 8048 Highway 70 S, Nashville, Davidson County, Tennessee. The parties hereto agree to sell their marital residence as evidenced by the attached Purchase and Sale Agreement dated May 24, 2017, Amendment #1 thereto and Counter-Offer #1, all of which are attached hereto and

EXHIBIT C

Copy

FILED
2017 JUL 31 PM 3:13
RICHARD R. ROOKER, CLERK
D.C.

IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE,
AT NASHVILLE
(PROBATE DIVISION)

IN RE:
THE CONSERVATORSHIP OF
LOUISE E. DRUMRIGHT
DOB: 10/15/31

LOUISE E. DRUMRIGHT
BY RONNIE N. BROWN,
CONSERVATOR

vs. NO. 14P-1745

ROBERT A. DRUMRIGHT

RESPONDENTS

AMENDED
AGREED ORDER

IT DULY appearing to the Court as evidenced by the signatures of counsel for the respective parties affixed hereto the parties acknowledge and agree as follows:

A. That the parties hereto agree to sell their marital residence as evidenced by the original Purchase and Sale Agreement dated May 24, 2017, Amendment #1 thereto, and Counter-Offer #1 all of which were attached to the original Agreed Order

EXHIBIT D

Copy

filed on June 9, 2017. Subsequent to said original Agreed Order and attachments, there has been an additional Amendment #2. A copy of said Amendment #2 is attached hereto and incorporated herein by reference as Exhibit A as if fully and completely set forth verbatim herein.

B. That the Petition for Spousal Support was filed in this cause on May 1, 2017, and that the hearing on same or the dismissal thereof shall be postponed pending the agreed division of the proceeds derived from the sale of the parties' marital residence.

C. That the appraisal of the property obtained by the Lender appraised the fair market value of the property to be $285,000.00. See copy of appraisal attached hereto and incorporated herein by reference as Exhibit B.

D. That all parties agree to the terms of said Purchase and Sale Agreement, Amendment #1, Counter Offer #1 as amended by Amendment #2 thereto reducing the purchase price to $285,000.00 from $300,000.00 and relieving the Sellers from paying $5,000.00

Copy

toward Buyer's prepaids and closing costs.

E. That the parties are in agreement that said Purchase and Sale Agreement, Amendment #1, Counter Offer #1 and Amendment #2 thereto be approved by the Court and that the sale be consummated within the time frame provided in said documents.

F. That the parties further acknowledge that the Conservator has spent $8,021.33 to date via charges to his personal Visa Credit Card to make the necessary repairs to the marital residence of the parties required to bring the property to a marketable condition and for acceptance by Purchaser and Purchaser's Lender. Copies of proof of payment are attached hereto and incorporated herein as Collective Exhibit C.

G. That DASCO HOME IMPROVEMENT be reimbursed for services rendered and labor and materials supplied for necessary repairs to the marital residence in the amount of $3,600.00 as shown on the attached invoice Exhibit D.

H. That repair expenses and reimbursements to be paid at

Copy

closing are as summarized on Exhibit E.

I. That the parties agree that the net proceeds from the sale of the marital residence will be held in trust one-half (½) by the Conservator's Attorney with the Ward having access to same to pay necessary monthly facility, medical and personal hygiene and clothing necessities and expenses, and the other one-half (½) will be held in trust by counsel for ROBERT DRUMRIGHT pending a division of all proceeds. Any money used by the Ward will be taken into consideration as a potential offset from her ultimate proceeds, all subject to the Court's approval.

J. That all other matters are reserved pending further orders of this court.

FROM ALL OF WHICH THE COURT FINDS AS FOLLOWS:

1. THAT the sale of the parties' marital residence may proceed to close all in accordance to the terms and conditions of the PURCHASE AND SALE AGREEMENT, AMENDMENT #1 TO PURCHASE AND SALE AGREEMENT, COUNTER-OFFER #1 heretofore filed with the previous Agreed Order as amended by AMENDMENT #2 attached hereto and made a part of this Agreed Order.

Copy

2. THAT the Conservator be reimbursed the sum of $8,021.33 from proceeds derived from the sale of the parties' marital residence as reimbursement for expenses he has personally incurred to prepare the marital residence for sale. (See Collective Exhibit C & Itemization marked Exhibit E).

3. THAT DASCO HOME IMPROVEMENT be paid $3,600.00 from the sale proceeds at closing for services rendered and work performed verified by statement from DASCO HOME IMPROVEMENT attached hereto (See Exhibit D & Itemization marked Exhibit E).

4. THAT the disbursement of the net sale proceeds after all costs of closing and after reimbursement to Conservator as hereinabove specified must be approved by the Court.

5. That the net proceeds from the sale of the marital residence will be held in trust one-half (½) by the Conservator's Attorney with the Ward having access to same to pay necessary monthly facility expenses, medical and personal hygiene and clothing necessities and expenses, and the other one-half (½) will be held in trust by counsel for ROBERT DRUMRIGHT pending a division of all proceeds. Any money used by

Copy

the Ward will be taken into consideration as a potential offset from her ultimate proceeds, all subject to the Court's approval.

IT IS ACCORDINGLY SO ORDERED, ADJUDGED AND DECREED.

Entered this the _____ day of July, 2017.

JUDGE RANDALL KENNEDY

interchanged as with Judge Kennedy direction

APPROVED FOR ENTRY:

HARSH & HARSH

BY: _____

JOE HARSH #16130
ATTORNEY FOR WARD, LOUISE DRUMRIGHT
123 PUBLIC SQUARE
GALLATIN, TN 37066
(615) 452-4611
(615) 452-4372 (fax)

_____

REBECCA BLAIR
ATTORNEY FOR ROBERT DRUMRIGHT
THE BLAIR LAW FIRM
1608 WESTGATE CIRCLE
#100
BRENTWOOD, TN 37027

Copy

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I have this date e-mailed a true and exact copy of the foregoing Order to:

RONNIE BROWN (Conservator - ~~VIA E-MAIL~~ Via Counsel Joe Harsh
235 CARTER LANE
CASTALIAN SPRINGS, TN 37031

AND

CONNIE BROWN (daughter of LOUISE E. DRUMRIGHT - ~~VIA E-MAIL~~)
2602 VARGAS WAY
REDONDO BEACH, CA 90278

This the 24 day of July, 2017.

~~JOE HARSH~~ Rebecca Blank