IN THE CIRCUIT COURT FOR THE STATE OF TENNESSEE
TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY
AT NASHVILLE, TENNESSEE
(PROBATE DIVISION)

FILED
JUN 21 2018
RICHARD R. BOOKER, Clerk
By _____ Deputy

IN RE: THE ESTATE OF LARI MICHELE WHITE CANNON	)	**No. 18P991**
Decedent.	)	

ORDER OF PROBATE FOR MUNIMENT OF TITLE

THIS MATTER came before the Court on June 21, 2018 upon the *Petition to Admit Last Will and Testament to Probate for Muniment of Title of Real Property* ("*Petition*") filed by the Petitioner, Marion C. Cannon, Jr. ("Petitioner") to have the Last Will and Testament of Lari Michelle White Cannon ("Will") admitted to probate for the limited purposes of establishing a muniment of title to real estate, pursuant to Tenn. Code Ann. § 30-2-111. From the averments of the *Petition* and the testimony of witnesses, this Court finds that:

1. Lari Michele White Cannon (the "Decedent") died on January 23, 2018, in Davidson County.

2. At the time of the Decedent's death, the Decedent was 52 years of age and was a resident of Davidson County, Tennessee residing at 7691 Buffalo Road, Nashville, Tennessee 37221.

3. The Decedent left a document purporting to be her Will, which Will is submitted herewith and offered for probate for the limited purpose of establishing a muniment of title of Decedent's real property, located at 309 Greenway Avenue, Nashville, Tennessee, pursuant to Tenn. Code Ann. § 30-2-111.

4. The Will was executed by the Decedent on December 28, 2017, and witnessed by

Bill Garrett Davidson County
Batch# 107176 ORDER
06/21/2018 11:29:56 AM 15 pgs
Fees: $77.00 Taxes: $0.00
20180621-0059984

Charles Jones and Sharon Rebecca Pommer Jones, whose affidavit of attestation has been submitted to this Court.

5. The beneficiaries under the Will are as Follows:

NAME	AGE	RELATIONSHIP	ADDRESS
Marion C. Cannon, Jr.	58	Husband	7691 Buffalo Road Nashville, TN 37221
M'Kenzy Rayne Cannon	20	Daughter	7691 Buffalo Road Nashville, TN 37221
Jaxon Christian Cannon	18	Son	7691 Buffalo Road Nashville, TN 37221
Kyra Ciel Cannon	15	Daughter	7691 Buffalo Road Nashville, TN 37221

6. The Petitioner is not aware of any instrument revoking the Will, and the Petitioner believes that the Will being offered for probate is the Decedent's last will and testament.

It is, therefore, ORDERED:

1. That the Will is admitted to probate as the will of the Decedent for the limited purpose of establishing a muniment of title of Decedent's real property, located at 309 Greenway Avenue, Nashville, Tennessee, pursuant to Tenn. Code Ann. § 30-2-111.

2. That the appointment of a personal representative and issuance of Letters Testamentary are not required.

3. That notice of publication to the creditors of the estate as provided in Tenn. Code Ann. § 30-2-306 is not required.

4. That formal court-supervised administration of the Decedent's estate is not required.

Circuit Court Judge

APPROVED FOR ENTRY

MBSLAW, PLLC

MICHAEL B. SCHWEGLER, BPR # 22563
LISA M. ROSADO, BPR # 35303
P.O. Box 159264
Nashville, Tennessee 37215
Telephone: (615) 372-0993
Facsimile: 615) 371-1572
Email: mikeschwegler@mbslawtn.com
lisarosado@mbslawtn.com

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was served, via the U.S. Mail, hand delivery (at court), and/or first class postage prepaid, upon the following:

Marion C. Cannon, Jr.
M'Kenzy Rayne Cannon
Jaxon Christian Cannon
Kyra Ciel Cannon

On this the 21st day of June, 2018.

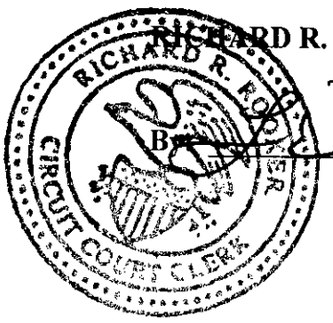
LISA M. ROSADO

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 FOR MUNIMENT OF TITLE** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **18P991.**

ESTATE OF LARI MICHELE WHITE CANNON

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 21st day of June in the year Two Thousand and Eighteen.



RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

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** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **18P991**.

ESTATE OF LARI MICHELE WHITE CANNON

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 21st day of June in the year Two Thousand and Eighteen.



RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

18P991

LAST WILL AND TESTAMENT

OF

LARI MICHELE WHITE CANNON

FILED
JUN 21 2018
RICHARD R. ROOKER, Clerk
By _____ Deputy

I, Lari Michele White Cannon, declare this to be my Last Will and Testament.

ITEM ONE
STATEMENTS AND DECLARATIONS

1.01 Revocation of Prior Wills. I revoke all prior Wills, Testaments, Codicils and any other instruments of a Testamentary character previously made by me.

1.02 Domicile. I am a resident of Davidson County, Tennessee. I am a United States citizen.

1.03 Marital and Maternal Status. I am married to MARION C. CANNON, JR., I have three (3) children: M'KENZY RAYNE CANNON, JAXON CHRISTIAN CANNON and KYRA CIEL CANNON.

1.04 Attorney. This instrument has been prepared with the assistance of Ernest B. Williams IV, Attorney.

END OF ITEM

LMWC
(initials)

ITEM TWO
DESIGNATION OF FIDUCIARIES

2.01 Original Personal Representative. I appoint Marion C. Cannon, Jr., as the Personal Representatives of my estate who shall serve without bond.

2.02 Successor Personal Representative. If the named Personal Representatives is unwilling or unable to serve for any reason, Ernest B. Williams IV shall act as my Personal Representative, also serving without bond.

2.03 Bond Waived. I waive bond for all Fiduciaries appointed under this Item.

2.04 Inventory Waived. I waive the requirement that all Fiduciaries appointed under this Item file any inventories with any court.

2.05 Accounting Waived. I waive the requirement that all Fiduciaries appointed under this Item file accountings, including final accounting, with any court. I request that all beneficiaries waive any necessary accountings by signing receipts and waivers as requested by the Personal Representative.

END OF ITEM

LMWC
(initials)

ITEM THREE
PAYMENT OF DEBTS, EXPENSES AND TAXES

3.01 Debts and Expenses. I direct that all debts which shall be legally owing by me (except debts secured by mortgages or deeds of trust which may be paid or retained in the discretion of the Personal Representatives), my funeral expenses, and the expenses of the administration of my estate shall be paid by the Personal Representatives as soon after my death as is practicable. The Personal Representatives may, in accordance with applicable Federal tax laws, deduct such expenses either for Federal Estate Tax purposes or Federal Income Tax purposes, or partly for one and partly for the other.

3.02 Taxes. I direct the Personal Representatives to pay all Federal and State Estate and Inheritance Taxes (but excluding Generation-Skipping Taxes which shall be charged to the property constituting the transfer in the manner provided by applicable law) which shall be imposed by reason of my death, including taxes on proceeds of insurance on my life, whether or not the property, transfer, or proceeds, with respect to which said taxes are levied, are a part of my probate estate at my death. Said taxes shall be charged against and paid from the property comprising the residuary estate allocating taxes, if any according to percentage of distribution. I waive any right of reimbursement for recovery of, or contribution toward, the payment of any such taxes, except for rights of recovery under Sections 2207, 2207A and 2207B of the Internal Revenue Code, as amended.

3.03 Life Insurance Not Charged. If my estate is insolvent without taking into account life insurance payable to the estate, it is my specific intention and direction that any life insurance payable to the Personal Representative or my estate shall not be subject to or charged with the payment of my debts, but rather shall be distributed to the beneficiaries of my estate in accordance with the other provisions contained herein below.

END OF ITEM

LMWC
(initials)

ITEM FOUR
DISPOSITION OF PERSONAL EFFECTS

4.01 Household Items and Personal Effects. I give and bequeath my purely personal effects, including automobiles, jewelry, clothing, household furniture, furnishings and household articles and the contents of my lockbox to Marion C. Cannon, Jr., except as specifically set forth in any Codicil to my Will.

4.02 Special Instructions. In distributing my personal effects, I ask the Personal Representative to give due consideration to any typed or handwritten letters of instruction which I may have prepared during my lifetime which make known my specific wishes and desires regarding said items. I realize that such instructions, unless they meet the legal requirements of a Will or Codicil, might not be legally binding, but I ask the Personal Representative to consider same in making any discretionary divisions or distributions of such assets.

4.03 Classification. All questions as to whether any specific articles shall be included in the foregoing bequest shall be conclusively determined by the Personal Representatives.

END OF ITEM

LMWC
(initials)

ITEM FIVE
DISPOSITION OF RESIDUARY ESTATE

5.01 To My Husband Marion C. Cannon, Jr. I give, devise and bequeath all of the rest and residue of my estate, of every kind and character, whether the same be real, personal or mixed, including life insurance payable to my estate and wherever situated to the Personal Representative to be distributed as follows:

(a) to my husband, Marion C. Cannon, Jr.; and

(b) in the event Marion C. Cannon, Jr., predeceases me, then to M'kenzy Rayne Cannon, Jaxon Christian Cannon and Kyra Ciel Cannon in equal shares.

5.02 Deceased Child. If a child is deceased, then the share which he/she would have taken had he/she survived shall pass to the issue, *per stirpes*, of said deceased child. If a child is deceased without issue surviving him/her, then the share which he/she would have taken shall lapse and be redistributed as provided above.

5.03 Special Provisions. In funding the bequests for children, should any child be obligated to me on any indebtedness whether evidenced by a note or otherwise, the indebtedness shall be transferred to the child as a part of his/her inheritance and effectively cancelled.

END OF ITEM

LMWC
(initials)

ITEM SIX
GENERAL POWERS, DUTIES AND OBLIGATIONS OF PERSONAL REPRESENTATIVE

6.01 General Powers.

(a) I authorize the Personal Representatives (including any Substitute or Successor Personal Representative), in the exercise of a reasonable discretion with respect to all property, real or personal, at any time forming part of my estate, to exercise any or all the powers set forth in Section 3 of Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. Section 35-50-110 (including any amendments thereto) to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers (as set out in said statute on the date of the execution of this Will) are granted notwithstanding that said statute may be amended at the time of my death.

(b) In addition to the above stated powers, my Fiduciary shall have the following additional powers and in the event there is any conflict between the two, the additional powers shall control.

6.02 Dealing with Real Estate. I own the personal residence located at 7691 Buffalo Road, Nashville, TN ("Residence") with my husband, Marion C. Cannon, Jr., as tenants by the entireties. Upon my death said real property shall pass exclusively to Marion C. Cannon, Jr. free and clear of the interests of any third parties or contingent beneficiaries hereunder. All other real estate, and in the event Marion C. Cannon, Jr., predeceases me, all real estate shall be treated as personal property and pass under and according to the terms of my Will. The Personal Representative(s) is specifically directed to administer, as a part of my probate estate which is subject to the control of the Personal Representative, all real property in which I have any interest at my death. Except for the Residence as set forth above, it is my specific intent to vest title to the real property in my Personal Representative and not in the beneficiaries. The Personal Representative shall have full discretionary power, in its sole, absolute and uncontrolled discretion, to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the terms of the estate or any Trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of the estate or any Trust. No person or entity dealing with a fiduciary named or appointed herein shall look to the application of any proceeds that may result from any acts of the Personal Representative, Trustee or Fiduciary under the provisions of this paragraph.

LMWC
(initials)

6.03 Final Distribution. When the estate or any part is to be distributed, the assets do not have to be liquidated or converted to cash but rather, the distribution may, at the election of the Personal Representative, be made all in kind or partly in kind and partly in cash.

6.04 Extent of Powers. All Fiduciary powers herein shall be broadly construed and may be exercised without court approval or the approval of any beneficiary.

6.05 Dealing with Personal Representative. No person dealing with the Personal Representative in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Personal Representative or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Personal Representative.

END OF ITEM

LMWC
(initials)

ITEM SEVEN
MISCELLANEOUS PROVISIONS

7.01 Issue and Adopted Children. The use of the word "issue" in this Will means all descendants of any degree, including adopted children of the Testator and of any beneficiary designated or described in this Will. Every descendant (by blood or adoption) of such adopted child or descendant shall have the same status under this Will as one of my blood descendants.

7.02 Distribution to Beneficiaries Under Disability. In the event that a beneficiary is not sui juris, or has not reached the age of thirty (30) years, and no other provisions in the document provide for the handling of the assets for the beneficiary, the Personal Representative shall be authorized to retain the assets, as a Trustee, without bond, court supervision or accounting, and make distributions of income and principal to or for the benefit of the beneficiary, to the parent or Legal Guardian of the beneficiary, to a Uniform Transfers to Minors Act account for the benefit of the beneficiary, or to any person with whom the beneficiary resides, without court approval or the necessity of a court-appointed Guardian. Distributions may be made for the health, support and education of the beneficiary. The receipt of a payee shall be a complete discharge of the Personal Representative with respect to any payments made, and the Personal Representative shall not be required to see to the application of such payments. Any assets held must be distributed to the beneficiary upon removal of the disability, or upon attaining the age of thirty (30) years. Upon the death of the beneficiary, any remaining assets shall be paid to the estate of the beneficiary. This paragraph shall not be construed to allow the Personal Representative to delay or withhold any distributions which are required to be made to my spouse in order to qualify distributions to my spouse for the Marital Deduction or to otherwise divert assets of any Marital Trust to any beneficiary other than my spouse.

7.03 Will Contest. Should any beneficiary contest the validity of this Will or any provisions herein, if such contest is unsuccessful, that is the Will is sustained, then the beneficiary contesting the Will shall forfeit his/her share. The share for said beneficiary shall lapse and the assets shall be distributed as though the beneficiary is deceased and not survived by issue.

- END OF ITEM

LMWC
(initials)

IN WITNESS WHEREOF, I have hereunto set my hand to this, my Last Will and Testament, this 28th day of December 2017.

Lari Michele White Cannon

Lari Michele White Cannon

ATTESTATION

The foregoing instrument, consisting of ten (10) pages, including this page and the following Witness Affidavit page, was, at the date hereof, by the said Lari Michele White Cannon signed, published and declared to be her Last Will and Testament, in the presence of us, who at her request and in her presence, and in the presence of each other, have signed our names as attesting witnesses hereof, the day and year first above written; and we do hereby attest to the sound and disposing mind of said Testatrix and to the performance of the aforesaid act of execution on the date hereinabove set out.

Print Name of Witness: Charles H. Jones

Print Name of Witness: Sharon C. Bruce-Jones

WITNESS AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Charles H. Jones and Sharon Rebecca Pommer-Jones after being first duly sworn or affirming, make oath and affirm that the foregoing Last Will and Testament was signed by LARI MICHELE WHITE CANNON as and for HER Last Will and Testament, and at that time acknowledged, published and declared by him to be her Last Will and Testament, in the sight and presence of us, the undersigned, who at her request and in her sight and presence, and in the sight and presence of each other, have subscribed our names as attesting witnesses on this the 28th day of DECEMBER, 2017 and we further make oath or affirm that the Testator was of sound mind and disposing memory, and not acting under the fraud, menace or undue influence of any person, and was more than eighteen (18) years of age, and that each of us is more than eighteen (18) years of age.

Charles H. Jones
Print Name of Witness: Charles H. Jones

Print Name of Witness: Sharon R Pommer-Jones

Witness my hand and Notarial Seal at office this 28th day of DECEMBER, 2017.

(Seal)

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

Ernest B. Williams IV
ERNEST B. WILLIAMS IV NOTARY PUBLIC