This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Bill Garrett Davidson County
Batch# 130911 DEEDWARR
08/20/2018 11:43:46 AM 10 pgs
Fees: $53.00 Taxes: $666.00
20180820-0082253

ADDRESS NEW OWNER:
1 Public Homes LLC
7051 Hwy 70 S, #315
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE
Same

MAP 95
GROUP 11
PARCEL 138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Elder, Ed Wyatt, Trustee of Center Chapel Church of Christ, 9500 Central Pike, Mt. Juliet, Tennessee,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **1 Public Homes, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Map of Cloverdale, as of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 126.3 feet along a curve on the easterly side of Springview Drive, and runs back between lines 176 feet on the southerly side to a dead line in the rear, measuring 48.0 feet thereon.

Being the same property conveyed by Last Will and Testament of Mary Nancy Adams, Probate Case Number 18-P170, Davidson County Probate Court, Nashville, Tennessee dated February 7, 2018 and filed for closure on August 9, 2018, to Center Chapel Church of Christ in Mt Juliet, Wilson County, Tennessee of record in said Court Clerk's Office of The Circuit Court of Davidson County, Tennessee, Probate Division.

Being the same property conveyed to James W. Adams and wife, Mary N. Adams, by Warranty Deed from Robert W. Cummings and wife Martha J. Cummings, dated February 27, 1973 and recorded in Book 4684, page 824, said Register's Office.

The said James W. Adams having predeceased his wife on December 11, 1996 leaving her sole owner by operation of law.

Attached hereto, Exhibit "A", "B", "C"

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 2133, page 9, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 417 Springview Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **1 Public Homes, LLC, a Tennessee limited liability company**, its successors and assigns, forever, and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 15th day of August, 2018.

Center Chapel Church of Christ, 9500 Central Pike, Mt. Juliet, Tennessee

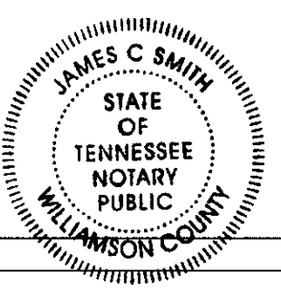
Ed Wyatt Trustee
By: Ed Wyatt, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ed Wyatt,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Trustee,** of **Center Chapel Church of Christ**, the within named bargainor, Nonprofit Corporation, and that he as such authorized Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Nonprofit Corporation as such authorized Trustee.

WITNESS my hand and official seal at office this 15th day of August, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19



STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

Ed Wyatt Trustee
AFFIANT

Subscribed and sworn to before me on this 15th day of August, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19



Exhibit "A" attached hereto

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

2010 AUG -9 PM 1:23

IN THE ESTATE OF:
MARY NANCY ADAMS,
Deceased

NO. 18P170

JERRY R. ALLEY,
Personal Representative

ORDER TO CLOSE

IT APPEARS to this Court, based upon the representations of the personal representative of this estate, as follows:

1. This estate is solvent and has been properly administered;

2. All claims, if any, have been paid, released or adjudicated;

3. The Tennessee Department of Revenue Release, or alternatively, an Affidavit pursuant to T.C.A. 67-8-4089(g) regarding the inheritance taxes has been filed along with a Release pursuant to T.C.A. 71-5-116(2) from the TennCare Bureau;

4. A Personal Representatie Statement has been filed with the Clerk detailing the completed and proper performance of his or her duties pertaining to the administration of this estate;

5. If applicable, Distributee Statements have been filed by each residual distributee confirming their satisfaction with the personal representative, waiving their right to any accounting and their acknowledgment that they have received their proper distribution and release the personal representative, and surety, if any, from further liability in connection with this estate;

6. All administrative costs are hereby taxed to the petitioner, designated personal representative or subsequent appointee;

IT IS, THEREFORE, **ORDERED, ADJUDGED AND DECREED,** that this estate is hereby closed.

ENTERED, this 9th day of Aug., 2018.

Randy Kennedy, Probate Judge

APPROVED FOR ENTRY:

JAMES ADDISON BARRY, Jr. #22437
Elder Law of Middle Tennessee
Attorney for the Estate

115 N. Castle Heights Ave., Suite 101
Lebanon, Tennessee 37087
(615) 444-3568

FILED
2018 JUL -6 AM 9:59
RICHARD R. ROOKER, CLERK
_____ D.C.

Exhibit "B" attached hereto

FILED
FEB -7 2018
RICHARD ROOKER
BY: [illegible]

IN THE PROBATE COURT OF
DAVIDSON COUNTY, TENNESSEE

IN THE ESTATE OF:
MARY NANCY ADAMS,
Deceased,

Case No. P- 18P170

JERRY R. ALLEY, Petitioner

ORDER ADMITTING WILL TO PROBATE

This matter was before the Court, the Honorable Randy Kennedy presiding, on Feb 7, 2018, upon the *Petition* to admit to probate the *Last Will and Testament* of **MARY NANCY ADAMS.** The Court finds that the instruments should be admitted to probate as the *Last Will and Testament*, and that **JERRY R. ALLEY**, who has petitioned and is present in open court to accept such nomination, should so serve without bond, Inventory + accounting Rec

It is therefore ORDERED, that

1. The *Last Will and Testament* of **MARY NANCY ADAMS** as dated October 4, 2017, be admitted to probate.

2. Jerry R. Alley be appointed as Executor to serve without bond and Letters Testamentary + Inventory + accounting Rec be issued to him.

Entered Feb 7, 2018.

Probate Judge Randy Kennedy

Approved For Entry:

BY: James Addison Barry Jr.
James Addison Barry Jr. (#22437)
Attorney for Petitioner
115 N Castle Heights Ave, Suite 101
Lebanon, Tennessee 37087
(615) 444-3568
j.barry@elderlawofmidtn.com

LAST WILL AND TESTAMENT
OF
MARY NANCY ADAMS

KNOW ALL MEN BY THESE PRESENTS:

I, Mary Nancy Adams, of Davidson County, Tennessee, being over eighteen (18) years of age and of sound mind, do hereby publish and declare this to be my Last Will and Testament, hereby revoking any heretofore written wills or codicils made by me.

ARTICLE I – PERSONAL REPRESENTATIVE

A. Appointment. I hereby name and appoint my friend, Jerry Alley of Wilson County, Tennessee, to serve as Personal Representative of my estate. If Jerry Alley, fails to survive me, declines to serve, or is otherwise unable to serve for any reason, then I hereby name and appoint my friend, John Hiter of Wilson County, Tennessee, to serve as successor Personal Representative. If John Hiter, fails to survive me, declines to serve, or is otherwise unable to serve for any reason, then I hereby name and appoint any one of the then-serving elders of the Center Chapel Church of Christ in Mt. Juliet, Wilson County, Tennessee to serve as successor personal representative. I expressly waive the requirement that my Personal Representative or successor Personal Representative make bond for the faithful performance of their duties. I excuse my Personal Representative and successor Personal Representative from making and filing an inventory of my estate. I excuse my Personal Representative and successor Personal Representative from the requirement of making and filing detailed accountings.

B. Compensation. I place a high value on the services that my Personal Representative will provide to my estate. Accordingly, I direct that my Personal Representative be given reasonable compensation for their service to my estate. The fees charged by my Personal Representative shall not exceed the amount determined by application of a schedule of fees, in existence at the time services are rendered, charged by banks or trust companies in the State of Tennessee for estates of similar size and character. I direct that any compensation paid to my Personal Representative shall be paid from the principal or income of my estate, or partly from each, in the discretion of the Personal Representative.

ARTICLE II – POWERS OF PERSONAL REPRESENTATIVE

The Personal Representative named in this will shall be governed by the provisions of the Tennessee Code that are not in conflict with this Last Will and Testament. My Personal Representative shall have all powers enumerated in Tennessee Code Annotated §§ 35-15-816 and 35-50-110, which are incorporated herein by reference, and additionally, all powers and protections now or hereafter conferred by

law at the time of application that are not in conflict with this instrument. Without limiting the foregoing statements, my Personal Representative is granted the following additional powers and authority:

A. Sale and Distribution. My Personal Representative shall have the power to sell at any public or private sale, with or without notice, any property belonging to my estate, including real property or an interest in real property, upon terms and for consideration as my Personal Representative shall determine appropriate. My Personal Representative shall have the power to distribute the assets of my estate in cash or in kind, or partly in cash and partly in kind, as my Personal Representative in his or her sole and absolute discretion may deem best, subject to the plan of distribution directed by this Last Will and Testament.

B. Business Continuation. My Personal Representative shall have the authority to continue any business in which I own a controlling interest at my death as provided in Tennessee Code Annotated § 30-2-322 for so long as is necessary, in the discretion of my Personal Representative, to transfer my ownership interest to my beneficiaries or to the Trustee of one or more Trusts created by me, to merge the business with another business, or to sell my ownership interest in the business upon terms specified in any written agreement governing my ownership interest, or in the absence of written agreement, upon terms my Personal Representative determines are in the best interest of my estate and my beneficiaries.

C. Digital Assets. My Personal Representative shall have the authority to access my digital assets as defined by Tennessee Code Annotated § 35-8-102. This authority shall include, but is not limited to, accessing files stored on my digital devices; digital music; digital photographs; digital videos; email accounts; web hosting accounts; online merchant accounts; social media and network accounts; file sharing accounts; financial accounts; domain registrations; frequent flyer files and rewards program points; and any other online accounts and similar digital items, regardless of the ownership of the physical device upon which the digital item is stored. This authority also includes the power to close, delete, and wind up any digital accounts.

ARTICLE III – PAYMENT OF CLAIMS AND EXPENSES

I direct my Personal Representative to pay from my probate estate all expenses of my last illness, funeral expenses, federal and state income taxes, costs of administration, and any other proper charges against my estate. I authorize my Personal Representative to allocate the costs of administration between the income and principal of my estate. I direct my Personal Representative to pay from my probate estate all estate and inheritance taxes payable because of my death as an expense of administration of my estate.

ARTICLE IV – DISTRIBUTION OF PROPERTY

I give, devise, and bequeath all of my property of every kind or nature and wherever located, including all property over which I have power of appointment or

disposal and the proceeds of all life insurance polices and retirement accounts payable to my estate or my Personal Representative as follows:

A. MEMORANDUM OF TANGIBLE PERSONAL PROPERTY. I may make contemporaneous with the execution of this Last Will and Testament, or subsequently thereto, a memorandum containing specific bequests of tangible personal property as provided for in Tennessee Code Annotated § 32-3-115. The memorandum shall be kept with this Last Will and Testament. I direct my personal representative to locate this memorandum and make the directed distributions; provided, however, that if that memorandum is not found within ninety (90) days of the admittance of this Last Will and Testament to probate, then any property listed on that memorandum shall be distributed according to the terms of paragraph B of this Article.

B. ALL OTHER PROPERTY. To Center Chapel Church of Christ in Mt. Juliet, Wilson County, Tennessee, I give, devise, and bequeath all of the rest, residue, and remainder of my property, both real and personal, tangible and intangible, of whatsoever nature or description, wherever situated, including any digital assets, absolutely and completely.

ARTICLE V – MANAGEMENT OF REAL PROPERTY

Except as may be otherwise specifically devised in this Last Will and Testament, all interests in real property owned by me at my death shall not vest immediately in the beneficiaries named in this instrument. I direct that any interests in real property which I may own at my death shall instead be administered as part of my estate subject to the control of my Personal Representative as authorized by Tennessee Code Annotated § 31-2-103. During the pendency of the administration of my estate or the earlier distribution or other disposition of any such real property, my Personal Representative shall have full possession of and exercise full control over such real property. Until distribution or other disposition of any such real property, my estate shall be entitled to all of the income therefrom and gains from the sale or other disposition thereof. My estate shall be responsible for discharging all responsibilities relating to ownership of any such real property, including but not limited to, payment of any taxes with respect thereto and maintenance and repairs thereof until the distribution or other disposition of such real property.

IN WITNESS WHEREOF, I, Mary Nancy Adams have signed, sealed, published, and declared this instrument of consisting of five (5) pages, including the Affidavit of Subscribing Witnesses, to be my Last Will and Testament, and have identified the preceding pages hereof by signing my initials at the bottom of each page. Done at Nashville, Davidson County, Tennessee this 4th day of October, 2017.

Mary Nancy Adams

Mary Nancy Adams, *Testator*

The foregoing instrument was signed, sealed, published, and declared by Mary Nancy Adams, Testator, being over eighteen (18) years of age, of sound mind and disposing memory, as and for her Last Will and Testament in the presence and sight of us, the undersigned witnesses, present at the same time, who in the presence and sight of the Testator and each other and at Testator's request, have subscribed our names hereto as attesting witnesses after the Testator stated that she understood the document to be her Last Will and Testament and that she understood the contents thereof and after she signed her name thereto.

Jacob R. Stiles of Nashville, Tennessee Date 10-4-2017
Witness

Lauren R. Strait of Nashville, Tennessee Date 10-4-2017
Witness

Exhibit "C" attached hereto

Declaration of a Resolution to Sale Church Property
Center Chapel Church of Christ
Mt. Juliet, Tennessee

Be it known to one and all the following:

This is to certify that at a duly held regular meeting of The Stewarts Creek Church of Christ of Smyrna Tennessee, held July Month, 11 day, 2018 year of our Lord, at which a quorum was present as to the church, elders, and deacons:

Having been presented that property held by the church was to be sold at public offer.

Specifically the following property,

Land in Davidson county, Tennessee, being Lot No. 64 on the Map of Cloverdale, as of record in Book 2133, page 9, Reister's Office for Davidson County, Tennessee. Located at street address of 417 Springview Dr. Donelson, Tennessee. 37214

Said offer to sale was heard by the elders and deacons with-out objection agreed to the sale of said property.

We the elders are please to authorize the sale and empower the following elders to convey without recourse the following elder:

Elder, Ed Wyatt trustee's with full power to sale and or convey said property.

We the undersigned members, elders of The Center Chapel Church of Christ, have this 11th day of July, 2018 of our Lord set our signature and seal to affirm the above:

Allen Graves, Elder

Tim Graves, Elder

Ed Wyatt, Elder

Eddie Graves, Preacher