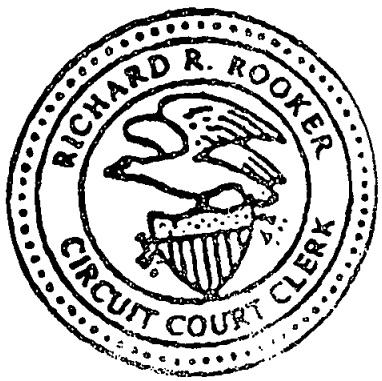
STATE OF TENNESSEE

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 LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 21 day of MAY, 2014, in Docket Number 14P713, IN RE: ARMES, PEGGY TEASLEY ET.AL, as same remains 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 01 day of JULY in the year 2019 and in the 242 year of American Independence.

RICHARD R. ROOKER, Clerk,



By: _____

Deputy Clerk

[SEAL]

Karen Johnson Davidson County
Batch# 251049 WILL
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LAST WILL AND TESTAMENT

OF

PEGGY TEASLEY ARMES

FILED
MAY 21 2014
RICHARD R. ROOKER, Clerk
By ... D.C.

14P713

I, PEGGY TEASLEY ARMES, of Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, do make, publish and declare this to be my Last Will and Testament, hereby revoking all former Wills and Codicils made by me.

I.

I direct that all debts that shall be legally owing by me, my funeral expenses and the expenses of administration of my estate be paid by my Executrix as soon as practicable, except as to any debt secured by real estate, whether by mortgage or other security instrument, my Executrix may pay such debt or permit such real estate to pass subject to such debt. I further direct that all estate, inheritance and other taxes assessed by reason of my death be paid from my estate and that no part thereof be collected from any beneficiary. Such taxes shall be paid by the Executrix in respect of all property required to be included in my gross estate for estate, inheritance or other death taxes, whether the property passes under this Will or otherwise, without contribution by any recipient of any such property so includable for tax purposes.

If at my death I own or have an interest in any property outside my state of domicile, I authorize my Executrix, in her discretion, to pay from my domiciliary estate all or any portion of the costs of ancillary administration and other similar proceedings which might be required in other jurisdictions.

 Peggy Teasley Armes

PEGGY TEASLEY ARMES

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II.

I bequeath in fee any car that I own at the time of my death to my grandson, ROBERT JOSEPH MILLS, JR., only if, at the time of my death, he is a full time student in either high school or college and has attained a grade of at least a C level in each and all of the courses/subjects in which he is enrolled at the time of my death; or if he has graduated from an accredited high school at the time of my death, and if he is either a full time student in a four-year college or a trade school, he is employed at a full-time job and working at least forty (40) hours each week or is serving on active duty with the United States military service at the time of my death. If my grandson, ROBERT JOSEPH MILLS, JR., has not met my required conditions as stated above, then this bequest to him shall lapse and I then bequeath such car to my daughter, ANN SHIPP, without any conditions on her in receiving it. Whether my car descends to my grandson, ROBERT JOSEPH MILLS, JR., or to my daughter, ANN SHIPP, any balance which may be owed on the car as of the time of my death is to be paid from my estate without such payment affecting the value of any other item(s) of real or personal property descending to either of them pursuant to the terms of this Will.

III.

I appoint my daughter, ANN SHIPP, to be the Executrix of this my Last Will and Testament and direct that no bond be required for the faithful performance of her duties. If my daughter, ANN SHIPP, predeceases me or does not survive me by

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thirty (30) days or for any reason shall fail to qualify as Executrix hereunder or having qualified shall die or resign, then in such event, I appoint and designate my friend, TOM R. SMITH (who currently resides at 2160 Brookview Drive, Nashville, Davidson County, Tennessee and is a licensed lawyer whose office is currently located at 100 Thompson Lane, Nashville, Davidson County, Tennessee) to act as sole Executor of my estate; and in such capacity, he shall possess and exercise all powers and authority herein conferred on my daughter, ANN SHIPP. I also direct that no bond be required of TOM R. SMITH as substitute Executor for the faithful performance of duties.

In the administration of my estate, I direct that the Executrix or Executor named herein shall have all of the rights and powers set forth in Section 35-50-110, Tennessee Code Annotated, which provisions are hereby incorporated by specific reference as such statutes exist on the date I execute this Will.

IV.

If my daughter, ANN SHIPP, shall survive me, I devise to her the parcel of real property now occupied by me as my residence with all appurtenances used in connection therewith, located in the City of Nashville, Davidson County, Tennessee, together with all buildings and improvements thereon, and commonly known as a house and lot located at 2162 Brookview Drive, Nashville, Davidson County, Tennessee 37214, to have and to hold for and during the term of her life. My said daughter shall not be under any obligation to account for or repair any waste, injury or damage to or

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depreciation of such real property, nor to replace any part thereof which may be consumed, used up or destroyed, whether or not the same results from her act or neglect, nor shall she be required to maintain any insurance of any kind with respect to said property.

I authorize my said daughter in her absolute discretion: (1) to sell said property at such time, at such price, to such person and upon such terms, including credit, as she may deem advisable, (2) to remove or raze any buildings or other improvements on said property at any time. If and only in the event my daughter, ANN SHIPP decides to sell the said real property, the net proceeds thereof shall be divided and distributed equally among my daughters, ANN SHIPP, DEBI AUSTIN, PATRICIA ARMES and my grandson, ROBERT JOSEPH MILLS, JR., share and share alike. The decision to either sell or keep this said real property lies solely in the discretion of my daughter, ANN SHIPP. However, she may sell the said real property no sooner than such time as 365 days following the date on which the high school class of which my grandson, ROBERT JOSEPH MILLS, JR., is a member graduates. However, my grandson, ROBERT JOSEPH MILLS, JR., shall be entitled to receive a share of the net proceeds from the sale of my said real property if and only if he graduates from high school with the class of which he is a member, and if he is either a full time student in a four-year college or a trade school, if he is employed at a full-time job and working at least forty (40) hours each week, or if he is serving on active duty with the United States military service. If these conditions are not met, then my grandson, ROBERT JOSEPH MILLS, JR.'s share of the net proceeds from the sale of my said real property shall lapse and the share that he

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otherwise would have received shall be equally divided among my daughters, ANN SHIPP, DEBI AUSTIN, PATRICIA ARMES, share and share alike.

Further, my grandson, ROBERT JOSEPH MILLS, JR., shall be entitled to reside with my daughter, ANN SHIPP, at the said real property until the high school class of which he is a member graduates and one (1) year thereafter if he is either a full time student in a four-year college or a trade school, if he is employed at a full-time job and working at least forty (40) hours each week, or if he is serving on active duty with the United States military service.

V.

Until my daughter, ANN SHIPP, may decide to sell the real property located at 2162 Brookview Drive, none of the personal property contained therein shall be removed therefrom.

However, if and when the said real property may be sold:

A. I bequeath, in fee, all furniture in my grandson, ROBERT JOSEPH MILLS, JR.'s bedroom, including the computer equipment, as well as the computer games and computer software, water bed, knife collection and books as well as his choice of any one (1) of my television sets, any one (1) of my stereo compact disc players and any one of my (1) VCR's to him; and

B. I further bequeath, in fee, my pine bedroom suite, including the bed, dresser and table to my granddaughter, TRISTI ANN ARMES; and

C. I further bequeath, in fee, the bed in my front bedroom, my stove and refrigerator and the box of "Memories" located in the hall closet located next to the front door to

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PEGGY TEASLEY ARMES

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my daughter, PATRICIA ANN ARMES; and

D. I further bequeath, in fee, all of my living room and dining room furniture to my daughter, DEBI AUSTIN, if she wants it. If she does not want them, then the decision as to how the living room and dining room furniture will be distributed lies solely in the discretion of my daughter, ANN SHIPP, who may decide to either keep it all herself or give it all to any other person or other entity in the world that she may chose; and

E. I further bequeath, in fee, the entire balance in my savings accounts at any and all banks to my daughter, ANN SHIPP, as Trustee in trust for the use and benefit of my grandson, ROBERT JOSEPH MILLS, JR., to be used for his adequate care, comfort, maintenance, support, education and related expenses, as may in the sole discretion of the Trustee appear to be appropriate, until the high school class of which my grandson is a member graduates and until he has either been enrolled as a full-time student in a four-year college or a trade school with a grade of at least a C level in each and all of the courses in which he is enrolled for a year, if he is employed at a full-time job and working at least forty (40) hours each week, or if he is serving on active duty with the United States military service.

The Trustee will collect the income from the property comprising the Trust estate and will pay or use for the benefit of my grandson covered under the Trust so much of the net income (and principal, if income is insufficient) of the Trust as the Trustee considers necessary under the terms governing the Trust. The Trustee periodically shall add to the principal of the Trust any net income not currently distributed.

 Peggy Teasley Armes

PEGGY TEASLEY ARMES

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I finally direct that the Trustee not be required to post bond for the faithful completion and performance of her duties. In the administration of the Trust, the Trustee shall have the benefit of using her sole discretion and judgment, given the provisions creating the Trust.

F. I further give, bequeath and devise, in fee, to my daughter, ANN SHIPP, all of the rest, residue and remainder of my property, both real, personal and mixed, tangible and intangible, of whatever nature and wheresoever situated, including any and all such property both real and personal which I may acquire or become entitled to after the execution of this Will, should she survive me. This includes all of my property which is not named above as specific bequests and further include, but is not limited to, all of my jewelry, household furniture and furnishings, antiques, photographs and other pictures, wall hangings, what-nots, clothing, bathroom and bedroom linens, clothes washer and dryer and other appliances, kitchen utensils, quilts, afghans, balance in my checking account(s), proceeds from all of my life insurance policies, annuity policies, Individual Retirement Account(s), retirement and pension funds, and any other property that I may own or in which I have an interest at the time of my death; and I direct that from the proceeds of my tangible and intangible assets named above in this sub-section "F" my daughter, ANN SHIPP, first pay all of my debts that shall be legally owing by me, my funeral expenses and the expenses of administration of my estate, all estate, inheritance and other taxes assessed by reason of my death, and any and all of the balance of the rest, residue and remainder thereafter these items are paid, I give, bequeath and devise, in fee, to my daughter, ANN SHIPP, and she may

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distribute either something or nothing therefrom to any person or other entity she may chose in her sole discretion.

VI.

I appoint my daughter, ANN SHIPP, as guardian of the person and property of my minor grandson and direct that she not be required to post bond for her faithful performance of service. I have discussed the care and support of my grandson with the aforenamed guardian. Each of us agrees that because of the love and affection that such guardian has shown for my grandson and because of her ability to safeguard the pertinent parts of my estate for the benefit of my grandson as well as the financial ability to provide for my grandson in the event of my untimely death, that it would be to the benefit of my grandson for his guardian to be ANN SHIPP.

VII.

Finally, it is my wish for my body to be cremated and my ashes to be strewn on the beach at Panama City, Florida at the convenience of my children.

VIII.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament consisting of this and seven (7) preceding typewritten pages and for the purpose of identification, I have signed each such page all in the presence of the persons witnessing it at my request on this 23rd day of September, 1996, at Nashville, Davidson County, Tennessee.

Peggy Teasley Armes
PEGGY TEASLEY ARMES

 Peggy Teasley Armes
PEGGY TEASLEY ARMES

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The foregoing instrument consisting of this and eight (8) preceding typewritten pages, was signed, sealed, published and declared by PEGGY TEASLEY ARMES, Testatrix, to be her last Will and Testament, in our presence, and in the presence of each other, and at her request, we have hereunto subscribed our names as witnesses, this 23rd day of September, 1996, at Nashville, Davidson County, Tennessee.

Rebecca S. Fishburn residing at 6660 Forrest Lane Murfreesboro, TN 37129

Mark J. Fishburn residing at 6660 FORREST LANE MURFREESBORO, TN 37129

Peggy Teasley Armes
PEGGY TEASLEY ARMES

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AFFIDAVIT OF WITNESSES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Rebecca S. Fishburn and MARK J. FISHBURN,

after being duly sworn according to law, depose and say:

1. That they are adult citizens and residents of Tennessee.

2. That they witnessed the execution of the Last Will and Testament of PEGGY TEASLEY ARMES, dated the 23rd day of September, 1996, to which this Affidavit is attached and that this Affidavit is being made at the request of the Testatrix in accordance with Tennessee Code Annotated Section 32-2-110.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence and in the presence of each other, and at the place and on the date recited in said Last Will and Testament.

4. That the Testatrix signed said paper writing as and for her Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Will, Testatrix was, in their opinion, of sound mind.

Rebecca S. Fishburn
WITNESS

Mark J. Fishburn
WITNESS

Personally appeared before me, Tom R. Smith, a Notary Public, Rebecca S. Fishburn and Mark J. Fishburn with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of September, 1996.

Tom R. Smith
NOTARY PUBLIC

My Commission Expires: 11/20/96

PAGE 10 OF MY LAST WILL AND TESTAMENT Peggy Teasley Armes
PEGGY TEASLEY ARMES