Karen Johnson Davidson County
Batch# 543883 DEEDWARR
12/31/2020 11:09:58 AM 13 pgs
Fees: $68.00 Taxes: $851.00
20201231-0155013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 2020.

NOTARY PUBLIC: My Commission Expires

MY COMMISSION EXPIRES: January 23, 2023

(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 072
Cornerstone Investments Inc 718 Thompson Ln., Ste 108 Nashville, Tennessee 37204	Same	GROUP 03 0 PARCEL 250.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lawrence Hill, appointed as Emergency Conservator over the property of Catherine Peay Hill, unmarried by Order appointed December 7, 2020
and
Kim Hale, District Public Conservator, as agent for Greater Nashville Regional Council, Public Guardianship Program for the Elderly appointed Conservator of the person and property of Ernest J. S. Peay, unmarried, by Order appointed January 30, 2020

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Cornerstone Investments, Inc

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of a Subdivision of Lots Nos. 3 and 4 of the East Nashville Golf Club Property, as of record in Book 547, page 136, said Register's Office.

Said Lot No. 16 fronts 60 feet on the northwesterly side of Golf Street, formerly Golf Club Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Catherine Peay Hill, unmarried, and Ernest J.S. Peay, unmarried, from Connecticut National Bank, a Corporation, dated May 24, 1991 and filed of record May 29, 1991 in Book 8361, Page 600, Register's Office for Davidson County, Tennessee.

Ernest J. S. Peay and Ernest Peay, being one in the same person.

See attached Exhibit "A" and "B".

This conveyance is made subject to the following:
1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3513 Golf Street, Nashville, Tennessee 37216**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand and official seal at office this 22nd day of December, 2020.

Catherine Peay Hill by Lawrence P. Hill Conservator.

Catherine Peay Hill, by Lawrence Hill, Conservator

Ernest J. S Peay by Kim Hale, District Public Conservator

Ernest J. S. Peay by Kim Hale, District Public Conservator

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lawrence Hill**, Emergency Conservator, for **Catherine Peay Hill**, the bargainer, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Emergency Conservator on behalf of **Catherine Peay Hill**, for the purposes therein contained.

WITNESS my hand and official seal this 28 day of December 2020.

My Commission Expires: My Commission Expires
January 23, 2023

NOTARY PUBLIC

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kim Hale, District Public Conservator**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **District Public Conservator, as agent for Greater Nashville Regional Council, Public Guardianship Program for the Elderly,** as Conservator of the person and property of **Ernest J. S. Peay**, and acknowledged that they are authorized by said Conservatorship Agreement to execute the within instrument as Conservator of said Conservatorship.

Witness my hand and official seal at Nashville, (city), Tennessee, (state), this 28, day of December, 2020.

Notary Public
My Commission expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

COPY

EFILED 12/07/20 01:27 PM CASE NO. 20P2089 Richard R. Rooker, Clerk

Exhibit "A"

IN THE SECOND CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT STATE OF TENNESSEE/METROPOLITAN NASHVILLE-DAVIDSON COUNTY AT NASHVILLE

IN THE MATTER OF CATHERINE PEAY HILL,	)	
	)	**DOCKET #20P-2089**
Respondent.	)	

ORDER FINDING APPROPRIATENESS OF APPOINTMENT OF EMERGENCY CONSERVATOR

This matter came to be heard on the 7th day of December, 2020 before the Honorable Amanda McClendon, Second Circuit Court Judge upon the Sworn Petition for an Emergency conservatorship over the person and property of Respondent, Catherine Peay Hill. Additionally, the Court has before it the Sworn Report of Physician from Dr. Venkat Reddy and the answer of the Attorney ad Litem, Cathryn Armistead, The Attorney ad Litem, Cathryn Armistead was present at the hearing and Lawrence Hill, Kim Hale, District Public Conservator as agent for Greater Nashville Regional Council, Public Guardianship Program for the Elderly, Conservator of the person and property for Ernest Peay, brother of Catherine Peay Hill, From a review of the documents the Court FINDS and Orders as follows:

1. There is clear and convincing evidence that an Emergency Conservatorship over the person and property of Respondent, Catherine Peay Hill, on an *ex parte* basis was appropriate, that there were no less restrictive alternatives, and appointment of Lawrence Hill as Emergency Conservator was appropriate as well.

2. A Review Hearing in this matter is set for 1.19.2021, at 9:00 a.m. by Bridge.

3. Lawrence Hill is affirmed and appointed as Emergency Conservator over the property of Catherine Peay Hill at this time.

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4. There is clear and convincing evidence that an emergency conservatorship in this matter is appropriate in that compliance with the procedures of the title of the Tennessee Code Annotated governing conservatorships without an emergency procedure will likely result in substantial harm to the respondent's welfare, and no other person, including an agent acting under the Health Care Decision Act compiled in title 68, chapter 11, part 18, or a person acting under the Durable Powers of Attorney for Healthcare Act, compiled in chapter 6, part 2 of this title or a living will pursuant to title 32, chapter 11, appears to have authority to act, willingness to act, and is acting in the best interests of the respondent in the circumstances.

5. Letters of Emergency Conservatorship shall be issued immediately upon the Oath of the Fiduciary being filed.

6. The Emergency Conservator and the Attorney ad Litem are fully authorized to obtain any and all mental health information from any facility where Respondent is situated without further order of this Court and despite any effort on the part of Respondent to limit such information. The Court specifically finds that while the following section of 45 C.F.R. §165.512 protects the healthcare information of any patient, the circumstances of this matter require that those protections be overridden by this Court in order that the Conservator and the Attorney ad Litem may properly assist Catherine Peay Hill.

A covered entity may use or disclose protected health information without the written authorization of the individual, as described in § 164.508, or the opportunity for the individual to agree or object as described in § 164.510, in the situations covered by this section, subject to the applicable requirements of this section. When the covered entity is required by this section to inform the individual of, or when the individual may agree to, a use or disclosure permitted by this section, the covered entity's information and the individual's agreement may be given orally.
45 C.F.R. § 164.512.

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7. To that end, the Court has examined the requirements of the CFR and finds that the following provisions of that Code Section apply, allowing this Court to authorize the release of any and all healthcare information concerning Catherine Peay Hill.

(e) Standard: Disclosures for judicial and administrative proceedings -

(1) Permitted disclosures. A covered entity may disclose protected health information in the course of any judicial or administrative proceeding:
(I) In response to an order of a court or administrative tribunal, provided that the covered entity discloses only the protected health information expressly authorized by such order;
(B) The covered entity receives satisfactory assurance, as described in paragraph (e)(1)(iv) of this section, from the party seeking the information that reasonable efforts have been made by such party to secure a qualified protective order that meets the requirements of paragraph (e)(1)(v) of this section.
(iii) For the purposes of paragraph (e)(1)(ii)(A) of this section, a covered entity receives satisfactory assurances from a party seeking protected health information if the covered entity receives from such party a written statement and accompanying documentation demonstrating that:
(A) The party requesting such information has made a good faith attempt to provide written notice to the individual (or, if the individual's location is unknown, to mail a notice to the individual's last known address);
(B) The notice included sufficient information about the litigation or proceeding in which the protected health information is requested to permit the individual to raise an objection to the court or administrative tribunal; and
© The time for the individual to raise objections to the court or administrative tribunal has elapsed, and:
(1) No objections were filed; or
(2) All objections filed by the individual have been resolved by the court or the administrative tribunal and the disclosures being sought are consistent with such resolution.
(iv) For the purposes of paragraph (e)(1)(ii)(B) of this section, a covered entity receives satisfactory assurances from a party seeking protected health information, if the covered entity receives from such party a written statement and accompanying documentation demonstrating that:
(A) The parties to the dispute giving rise to the request for information have agreed to a qualified protective order and have presented it to the court or administrative tribunal with jurisdiction over the dispute; or
(B) The party seeking the protected health information has requested a qualified protective order from such court or administrative tribunal.
(v) For purposes of paragraph (e)(1) of this section, a qualified protective order means, with respect to protected health information requested under paragraph (e)(1)(ii) of this section, an order of a court or of an administrative tribunal or a stipulation by the parties to the litigation or administrative proceeding that:

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(A) Prohibits the parties from using or disclosing the protected health information for any purpose other than the litigation or proceeding for which such information was requested; and
(B) Requires the return to the covered entity or destruction of the protected health information (including all copies made) at the end of the litigation or proceeding.

8. Specifically in regard to HIPAA requirements the Court Finds that:

Reasonable efforts have been made by the Conservator and the Attorney ad Litem to secure a qualified protective order that meets the requirements of paragraph (e)(1)(v) of this section. Both the Conservator and the Attorney ad Litem have agreed that the protected health information shall only be used for purposes of this proceeding and the purposes of providing assistance to the Ward during the course of this conservatorship and that all such records, including copies of any kind or nature, will be destroyed by them. Further, they are ordered to use the information for only the purposes of this proceeding and the purposes of providing assistance to the Ward during the course of this conservatorship and that all such records, including copies of any kind or nature, will be destroyed by them and failure to comply shall be punished by a finding and imposition of a contempt.

9. Further, IT IS ORDERED that all the following powers and authority described below are removed from and divested out of the heretofore named respondent, and shall be and are vested in the Emergency Conservator, Lawrence Hill, pursuant to Tenn. Code Ann. §34-3-107(2) as follows:

10. The right to give, withhold, or withdraw consent and make other informed decisions relative to medical and mental examinations and treatment;

11. The power to give, receive, release, or authorize disclosures of confidential information;

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12. The right to apply for benefits, public and private, for which the person with a disability may be eligible;

13. The right to dispose of personal and real property subject to statutory and judicial constraints;

14. The right to determine whether or not the respondent may utilize a Tennessee driver license for the purpose of driving;

15. The right to make purchases;

16. The right to enter into contractual relationships;

17. The right to execute instruments of legal significance;

18. The right to pay the respondent's bills and protect and invest the respondent's income and assets;

19. The right to prosecute and defend lawsuits; and

20. The right to execute, on behalf of respondent, any and all document to carry out the authority vested above.

21. The Court DOES NOT remove the right to vote from the Respondent.

22. The Court approves the sale of the real property in which Catherine Pay Hill owns an interest in located at 3513 Golf Street, Nashville, Davidson County Tennessee 37216 described as follows:

> Land in Davidson County, Tennessee being Lot No 16. on the Plan of a Subdivision of Lots NOs.3 and 4 of the East Nashville Golf Club Property, as of record in Book 547, page 136, said Register's Office.
>
> Said Lot NO. 16 fronts 60 feet on the northwesterly side of Golf Street, formerly Golf Club Road and runs back between parallel lines 200 feet to a deed Line.

COPY

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LEGAL DESCRIPTION SAME AS PREVIOUS DEED

Being the same property conveyed to Catherine Peay Hill and Ernest J. S. Peay of record in Book 8261, Page 600, Register's Office of Davidson County, Tennessee.

23. The Court approves the contract for the sale of the real property in the amount of $230,000.00 attached hereto and authorizes the Emergency Conservator, Lawrence Hill, to enter into the contract for the sale of Ms. Hill's interest in the real property and to execute any HUD-1, closing statement, warranty deed or other document necessary to effectuate the closing of the sale of the real property to transfer good and marketable title to the buyer.

24. The proceeds from the closing of the sale of the real property shall be deposited with the registry of the Court, pending further Orders of this Court.

25. Accounting, bond, property management plan and inventory are reserved.

All of the above findings and Orders are made the ORDER of this Court.

ENTERED, this 7th day of Dec, 2020.

Honorable Amanda McClendon, Judge

APPROVED FOR ENTRY:

/s/A. Michelle Poss
A. Michelle Poss, BPR#19547
Attorney for GNRC, PGPE
201 Fourth Avenue North, Suite 1240
Nashville, Tennessee 37219
(615) 542-5339
michelleposs@spmlawfirm.com

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the forgoing was forwarded via U.S. Mail, postage prepaid, or sent to counsel via electronic mail in PDF format in which language was included in the subject line designated to alert the recipient to service under Rule 5.02 T.R.C.P to the following on this the 7th day of December, 2020.

COPY

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Ernest Peay
Cedarcroft
202 South College Street
Lebanon, Tennessee 37087

Peggy Zide
Cedarcroft
202 South College Street
Lebanon, Tennessee 37087
via electronic mail@peggy@cedarcrofthome.org

Catherine Hill
Grace Healthcare
3425 Knight Drive
Whites Creek, Tennessee 37189

Grace Healthcare
3425 Knight Drive
Whites Creek, Tennessee 37189

Kim Hale
District Public Conservator
GNRC, PGPE
220 Athens Way, Suite 200
Nashville, TN 37228
via electronic mail@khale@gnrc.org

Lawrence Hill
1088 Ellis Way
Gallatin, Tennessee 37066
via electronic@ mail@water451@comcast.net

Ms. Cathryn Armistead
Attorney ad Litem
1050 Hamilton Station Blvd, Suite 200
Lebanon, Tennessee 37087
via electronic mail @cathryn@mcbrienlawgroup.com

/s/ A. Michelle Poss
A. Michelle Poss

Exhibit "B"

ENTERED
AT 9:45 AM
OCT 28 2020

IN THE PROBATE COURT FOR WILSON COUNTY TENNESSEE
AT LEBANON

ORDER FILED & ENTERED
OCT 28 2020
PROBATE
MINUTE BOOK 12 PAGE 257

IN RE:	)	
	)	
CONSERVATORSHIP OF ERNEST PEAY.	)	**DOCKET: 2019PR378**
	)	
	)	
	)	

ORDER APPROVING SALE OF REAL PROPERTY AND TO APPROVE CONTRACT

This matter came to be heard on the 28th day of October, 2020 before the Honorable A. Ensley Hagen, Jr., Probate Judge for Wilson County, Tennessee upon the petition to approve the sale of real property and to approve contract filed by Kim Hale, District Public Conservator, as agent for Greater Nashville Regional Council, Public Guardianship Program for the Elderly. Based upon a review of the sworn petition, the contract and from a review of the record as a whole from all os which the Court finds as follows:

1. There was no response filed to the Petition.

2. GNRC, PGPE was appointed Conservator of the person and property of Ernest J. S. Peay ("Mr. Peay") on the 30th day of January, 2020.

3. Mr. Peay is currently residing at Cedarcroft located at 202 South College Street, Lebanon, Tennessee 37088.

4. Mr. Peay owns an interest in improved real property located at 3513 Golf Street, Nashville, Davidson County Tennessee 37216 ("Property") described as follows:

> Land in Davidson County, Tennessee being Lot No 16. on the Plan of a Subdivision of Lots NOs.3 and 4 of the East Nashville Golf Club Property, as of record in Book 547, page 136, said Register's Office.
>
> Said Lot NO. 16 fronts 60 feet on the northwesterly side of Golf Street, formerly Golf Club Road and runs back between parallel lines 200 feet to a deed Line.

LEGAL DESCRIPTION SAME AS PREVIOUS DEED

Being the same property conveyed to Catherine Peay Hill and Ernest J. S. Peay of record in Book 8261, Page 600, Register's Office of Davidson County, Tennessee.

5. Mr. Peay's sister, Catherine Peay Hill, also owns an interest in the Property.

6. The 2020 Metro tax appraisal on the Property is $159,400.00.

7. The Property is encumbered by a mortgage with an approximate payoff of $30,000.00.

8. Mr. Peay's only source of income is from Social Security and is used to pay his rent and personal needs allowance.

9. Mr. Peay does not have funds from which to pay his rent, the mortgage and expenses related to the upkeep of the Property.

10. Mr. Peay requires assistance with activities of daily living and there is no expectation that Mr. Peay will be able to return to live at his real property.

11. It is in the best interest of Mr. Peay that his Property be sold to pay fo his care.

12. Based upon the condition of the Property, the contract is commercially reasonable.

13. Mr. Peay and Ms. Hill were served with a copy of the petition and the amended petition and given notice of the hearing.

14. All interested parties were forwarded a copy of this petition and given notice of the hearing thereon.

15. The Court approves the sale of Mr. Peay's interest in the Property.

16. The Court authorizes Kim Hale as agent for GNRC, PGPE to enter into the contract attached for the sale of Mr. Peay's interest in the Property and to execute any HUD-1, closing statement, warranty deed or other document necessary to effectuate the closing of the sale of the Property to transfer good and marketable title to the buyer.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1. The Court approves the sale of Mr. Peay's interest in the Property located at 3513 Golf Street, Nashville, Davidson County Tennessee 37216 ("Property") described as follows:

> Land in Davidson County, Tennessee being Lot No 16. on the Plan of a Subdivision of Lots NOs.3 and 4 of the East Nashville Golf Club Property, as of record in Book 547, page 136, said Register's Office.
>
> Said Lot NO. 16 fronts 60 feet on the northwesterly side of Golf Street, formerly Golf Club Road and runs back between parallel lines 200 feet to a deed Line.
>
> LEGAL DESCRIPTION SAME AS PREVIOUS DEED
>
> Being the same property conveyed to Catherine Peay Hill and Ernest J. S. Peay of record in Book 8261, Page 600, Register's Office of Davidson County, Tennessee.

2. The Court authorizes Kim Hale as agent for GNRC, PGPE to enter into the contract attached hereto as "Exhibit A" for the sale of Mr. Peay's interest in the Property and to execute any HUD-1, closing statement, warranty deed or other document necessary to effectuate the closing of the sale of the Property to transfer good and marketable title to the buyer.

3. Any outstanding attorney fees for Ms. Lindsey Johnson on McDosh Robbins shall be paid as part of the closing of real estate sale.

This the 28th day of October, 2020.

Ensley Hagan

Honorable A. Ensley Hagan, Jr., Judge

APPROVED FOR ENTRY:

A. Michelle Poss

A. Michelle Poss, BPR#19547
Attorney for GNRC, PGPE
201 Fourth Avenue North, Suite 1240
Nashville, Tennessee 37219
(615) 542-5339
michelleposs@spmlawfirm.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded, via U.S. Mail, postage prepaid, to the following on this the 22nd day of October, 2020.

Ernest Peay
Cedarcroft
202 South College Street
Lebanon, Tennessee 37088

Peggy Zide
Cedarcroft
202 South College Street
Lebanon, Tennessee 37088

Catherine Hill
Grace Healthcare
3425 Knight Drive
Whites Creek, Tennessee 37189

J. Michael Robbins
JMR Law, PLLC
103 West Main St.
Lebanon, Tennessee 37087

Kim Hale
District Public Conservator
GNRC, PGPE
220 Athens Way, Suite 200
Nashville, Tennessee37228

Lawrence Hill
1088 Ellis Way
Gallatin, Tennessee 37066

A. Michelle Poss