Prepared by:

J. Paul Singleton
MANIER & HEROD, a Tennessee
Professional Corporation
One Nashville Place, Suite 2200
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Nashville, Tennessee 37219
(615) 742-9306

BILL GARRETT, Davidson County
Trans:T20120004105 AFFIDAVIT
Recvd: 01/18/12 10:52 8 pgs
Fees:42.00 Taxes:0.00
20120118-0004846

AFFIDAVIT OF INHERITANCE

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Mary Lou Jennings 5021 Bonnavista Drive Hermitage, Tennessee 37076	Mary Lou Jennings 5021 Bonnavista Drive Hermitage, Tennessee 37076	Map: 74-12 Parcel: 167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned(s), being duly sworn, deposes and says:

That on the 20th day of June, 2011, Betty Joe Castleman ("Decedent") died a resident of Hermitage, in Davidson County, State of Tennessee. Decedent held a fee simple interest in the following described real estate:

> Land in Davidson County, Tennessee, being Lot 493, on the Plan of Hermitage Hills, Sec. 5, of record in Book 3300, Pages 1 and 2 Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 493 fronts 70.0 feet on the southerly margin of Bonnavista Drive and runs back between parallel lines measuring 159.0 feet on the westerly side and 181.7 feet on the easterly side to a dead line in the rear on which it measures 114.02 feet.
>
> Being the same property conveyed to William W. Castleman and wife, Helen C. Castleman by deed from John G. Griffin and wife, Frances Ann Griffin of record in Book 4336, Page 828, Register's Office for Davidson County, Tennessee, the said Helen C. Castleman having since died.
>
> BEING the same property conveyed to William W. Castleman and wife, Betty Jo Castleman, by quitclaim deed from Ronald K. Nevin and William W. Castleman, of record in Book 6572, Page 411, Register's Office for Davidson County, Tennessee, the said William W. Castleman and Betty Jo Castleman having since died.
>
> This is improved property known as 5021 Bonnavista Drive, in Davidson County, Hermitage, Tennessee 37076, Map 74-12, and Parcel 167.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

REFERENCE is made to prior title recorded in Book 6572, Page 411, in the Register's Office of Davidson County, Tennessee.

The undersigned(s) received an ownership interest in the above real property by virtue of being the recipient of the real estate under the provisions of the decedent's Will (a certified copy of said Will is attached hereto as Exhibit A), probated in the Seventh Circuit Court of Davidson County, State of Tennessee, Probate Division, Case No. 11P-1140.

The Tennessee Inheritance Tax Non-Taxable Certificate has been received being number 411489482, a copy of which is attached as Exhibit B.

There are no debts or encumbrances remaining that are or might become a lien on the interest in the described real estate.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

Mary Lou Jennings - Affiant

Debra Lynn Moore - Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson

On this 5th day of December 2011, before me personally appeared MARY LOU JENNINGS, to me known or proved to me on the basis of satisfactory evidence to be the person herein described, and who executed the foregoing instrument for the purposes therein contained and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS MY HAND and notarial seal.

Notary Public
My Commission Expires: 09/03/2012

SARAH BOUCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson

On this 5th day of December, 2011, before me personally appeared DEBRA LYNN MOORE, to me known or proved to me on the basis of satisfactory evidence to be the person herein described, and who executed the foregoing instrument for the purposes therein contained and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS MY HAND and notarial seal.

Notary Public
My Commission Expires: 09/03/2012

SARAH BOUCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Copy

FILED
2011 JUL 28 AM 9:33
RICHARD R. ROOKER, CLERK

Last Will and Testament

of Nashville D.C.

BETTY JO CASTLEMAN

I, **BETTY JO CASTLEMAN**, presently residing in Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all other testamentary dispositions heretofore made by me at any time.

I.

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my personal representative as soon as practicable after my death. I further direct that my personal representative pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this Will or otherwise, as an expense of administration, without apportionment.

II.

I hereby give, devise and bequeath my homeplace and furnishings located at 5021 Bonnavista Drive, Hermitage, Davidson County, unto my daughter, **MARY LOU JENNINGS**, for and during her natural lifetime.

III.

I hereby give, devise and bequeath all the rest and remainder of my property, both real and personal, of whatsoever nature or description, and wheresoever situate, unto my two daughters, **MARY LOU JENNINGS and DEBRA LYNN MOORE**, equally, to share and share alike.

IV.

I hereby appoint my nephew, **DANNY ADAMS**, to be Executor of this my Last Will and Testament and direct that he be allowed to serve without bond for his faithful performance. I further direct that he not be required to make or give any inventory, final settlement or any report whatsoever to any Court or other governmental authority except such as may be necessary for

Exhibit "A"

BJC
INITIAL

Copy

purposes of taxation. I direct that my Executor shall have full and complete authority to handle my estate as he sees fit, to sell it or do whatsoever he may see fit under the circumstances, and that he shall have the authority to make, execute and deliver any deed, assignment, bill of sale or any other legal instrument as such Executor without further authority. Any and all acts or things done by my Executor in the carrying out of the terms and conditions of this Will shall and may be done by him at his complete and absolute discretion.

V.

In the event my nephew should predecease me or is unable, incompetent or refuses to serve as Executor of this my Last Will and Testament, I hereby appoint **DEBRA LYNN MOORE** as Substitute Executrix of this my Last Will and Testament and direct that she be allowed to serve without bond for her faithful performance. I further direct that she not be required to make or give any inventory, final settlement or any report whatsoever to any Court or other governmental authority except such as may be necessary for purposes of taxation. I direct that she have all the power, privileges, discretion, and authority as is hereinabove set forth for my first named Executor.

VI.

In addition to all the powers now or hereafter conferred by law, my Executor and Trustee shall have all of the powers enumerated in Section 35-50-110, Tennessee Code Annotated, and the introductory paragraph and all sub-paragraphs thereof to the extent applicable, which powers are expressly incorporated herein by reference.

VII.

Except as may be otherwise specifically devised in this Will, all interests in real property that I may own at the time of my death and that shall pass under this Will shall, during the pendency of the administration of my estate or the earlier distribution or other disposition of such property, be owned by my estate. My personal representative shall have full possession of and exercise full control over such property during such period. Until distribution or other disposition of any such property, my estate shall be entitled to all of the income therefrom and gains from the sale or other disposition thereof and shall discharge all of the responsibilities relating to ownership thereof, including, but not limited to, payment of any taxes with respect thereto and maintenance and repairs

BJC
INITIAL

Copy

thereof. It is my intention that all interests in real property that pass under this Will shall become assets of my probate estate at my death and shall not pass by operation of any law directly to my heirs or devisees under this Will at my death, except such interests as may be otherwise specifically devised in this Will.

VIII.

In any case in which my Executor or Trustee is required, pursuant to any provision of this Will, to divide any portion of my estate into parts or shares to distribute the same, I authorize him, in his discretion, to make such division or distribution in kind, or partly in kind or partly in money. For the purpose of such allotment, the judgment of my Executor or of the Trustee concerning the property and the relative value thereof for purpose of distribution of the assets so allotted shall be binding and conclusive on all persons interested in my estate.

IX.

The words used herein referring to "Executrix", "Guardian" and the like shall be read so as to include the masculine or feminine, singular or plural, depending upon the number and gender in existence at any given time.

The words "he", "she" and the like are to be read in the masculine or feminine gender, singular or plural, depending upon the number and gender of the person or persons to whom referred.

WITNESS MY SIGNATURE hereto this 27th day of February, 2008.

Betty Jo Castleman
BETTY JO CASTLEMAN

Signed, sealed and published by the said BETTY JO CASTLEMAN as and for her Last Will and Testament in the 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 hereto as attesting witnesses, the day and date above written.

Lisa Sutton residing at Mt. Juliet, TN

Benita Barrett residing at Brush Creek, TN

BJC
INITIAL

Copy

AFFIDAVIT

Come Lisa Sutton, resident of Wilson County and Benita Barrett, a resident of Smith County, Tennessee, and make oath that **BETTY JO CASTLEMAN** signified to us that the foregoing instrument was her Last Will and Testament and signed the foregoing instrument as and for her Last Will and Testament all in the joint sight and presence of us; and we, at the same time, at the testatrix's request and in her sight and presence and in the sight and presence of each other, subscribed our names as attesting witnesses thereto. Affiants further make oath that **BETTY JO CASTLEMAN** is over 18 years of age, is of sound mind and disposing memory and that the signature appearing at the end of this instrument is the true signature of **BETTY JO CASTLEMAN**.

This 27th day of February, 2008.

Lisa Sutton

Benita Barrett

STATE OF TENNESSEE

COUNTY OF WILSON

SWORN AND SUBSCRIBED to before me this 27th day of February, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/12/11

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BAC
INITIAL

Copy

11P-1140

6977393111110

TENNESSEE DEPARTMENT OF REVENUE

2011 NOV 23 PM 3:20

Inheritance Tax Closing Letter (This is not a bill for tax due)

November 14, 2011

CASTLEMAN BETTY J
ATTN: PAUL SINGLETON
150 4TH AVE N STE 2200
NASHVILLE TN 37219-2494

Account Type:	INHERIT TX
Account No.:	[redacted]
Date of Death:	June 20, 2011
County:	DAVIDSON
SSN:	XXX-XX-9482

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

CASTLEMAN BETTY J
ATTN: PAUL SINGLETON
150 4TH AVE N STE 2200
NASHVILLE, TN 37219-2494

November 14, 2011

Account Type:	INHERIT TX
Account No.:	[redacted]
Date of Death:	June 20, 2011
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Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

RV-N0018901

Exhibit "B"