THIS INSTRUMENT WAS PREPARED BY: Sandra L. Adams, Merritt, Webb, Wilson & Caruso PLLC 215 Centerview Drive, Suite 263, Brentwood, Tennessee 37027		
ADDRESS OF NEW OWNER: Sandra Lorene Adams & Joseph Richard Adams	**SEND TAX BILL TO:** New owner	**TAX IDENTIFICATION NO:** 084040A31600CO

BILL GARRETT, Davidson County
Trans:T20120094262 AFFIDAVIT
Recvd: 12/10/12 13:12 2 pgs
Fees:12.00 Taxes:0.00
20121210-0113607

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

COMES NOW the Affiant Paul William Duty, being first duly sworn according to law, and being of lawful age and a resident of the City of Nolensville, County of Williamson and State of Tennessee, and hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

(1) Betty Jean Adams (hereinafter "Decedent"), a resident of the City of Nashville County of Nashville and State of Tennessee, who died on November 30th, 2009, as evidenced by a copy of the death certificate attached to this Affidavit, held a fee simple interest in the following described real estate TO WIT:

316 Autumn Chase, Nashville, Tennessee 37214 in Davidson County, Tennessee, more fully described as Unit No. 316 of Autumn Chase Condominiums, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded as Exhibit "A" and described in a Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7718, Page 419, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-laws appended thereto, of record in Book 7718, Page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein. Being the same property conveyed to Betty Jean Adams, unmarried by Deed from D. Dean Jones and wife, Ann R. Jones, dated and filed for record on 12/13/1996 in Book 10289, Page 867, Register's Office for Davidson County, Tennessee.

(2) The Decedent died without a surviving spouse. The Decedent was married once during her lifetime to Richard Greely Adams. Richard Greely Adams died a resident of Davidson County, Tennessee on February 13th, 1990.

(3) During the Decedent's life, she was the mother of two (2) biological children, and they are the Decedent's sole remaining heirs at law: Joseph Richard Adams and Sandra Lorene Adams, adults over the age of 18. The Decedent never adopted any children.

(4) The above-described real property is improved property commonly known as 316 Autumn Chase, Nashville, Tennessee 37214.

(5) The source of the Decedent's ownership in said property is a warranty deed of record in Book 10289, Page 867, Registers Office for Davidson County, Tennessee.

(6) This Affidavit will confirm the vesting of title to the real property located at 316 Autumn Chase, Nashville, Tennessee, in fee simple and in equal shares to Joseph Richard Adams and Sandra Lorene Adams after the death of Betty Jean Adams.

Further, Affiant saith not.

Witness my hand this 12 day of November, 2012

Affiant

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Juliana W. Mizelle, the undersigned Notary Public in and for said County and State, the within named Affiant, Paul William Duty with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 28 day of, November, 2012.

JULIANA W. MIZELLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Juliana W. Mizelle
Notary Public
My commission expires: 01-18-2016

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 AS THIS AFFIDAVIT BEING USED TO EVIDENCE TRANSFER OF TITLE TO THE PROPERTY TO A BENEFICIARY.