THIS INSTRUMENT WAS PREPARED BY:

Larry H. Hagar, Attorney
Market Street Bldg., 1st Floor
219 Second Avenue, N - Suite 100
Nashville, TN 37201

NEW OWNER(S)	ADDRESS OF NEW OWNER(S)	MAP/PARCEL NO.
Andrew J. Nowicki	5967 Colchester Drive Hermitage, TN 37076	142-03-O-A/322.00
Sarah Lynn Nowicki	7308 Preston Run Goodlettsville, TN 37072	

BILL GARRETT, Davidson County
Trans:T20130046812 AFFIDAVIT
Recvd: 06/05/13 09:48 3 pgs
Fees:17.00 Taxes:0.00
20130605-0056840

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of May, 2013, before me personally appeared **Mary Nancy Conners,** as Tenants in Common without rights of survivorship, hereinafter referred to as Affiant, after having been first duly sworn, make oath and depose and state as follows:

That Affiant, **Mary Nancy Conners** , is at least eighteen (18) years of age, residing at the following address: **8207 Sawyer Brown Road, Unit M-2, Nashville, Davidson County, Tennessee 37221.**

That Affiant was personally acquainted with John F. Nowicki, deceased, a single person, hereinafter referred to as Decedent and have personal knowledge of the family of John F. Nowicki since 1992.

That the Decedent died intestate on October 12, 2012, and was at the time a resident of Nashville, Davidson County, Tennessee, residing at: **322 Deer Lake Drive, Nashville, Davidson County, Tennessee,** and his interest in said property passed to his heirs which includes his only surviving children, Andrew J. Nowicki and Sarah Lynn Nowicki.

The Affiant would show that at the date of death, the Decedent held title to an interest in the following described real estate in Nashville, Davidson County, Tennessee, to pass by law to the aforementioned heirs:

Land located in Davidson County, Tennessee, being all of Unit No. 322, Deer Lake, a Retirement Community, a horizontal property regime, according to plat and survey of same appearing of record in Book 5050, pages 28 and 29, as amended in Book 5050, pages 62 and 63, and in Book 5298, page 717, in the Register's Office of Davidson County, Tennessee, and as described in a Master Deed of record in Book 5097, pages 529 through 539, and in By-Laws of Deer Lake Retirement Association, Inc., of record in Book 7556, page 354, in said Register's Office, to which plat reference is hereby made for more complete details as to location and description of said lot. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed and By-Laws are incorporated in this Deed by reference and made a part hereof the same as though copied herein verbatim.

BEING the same property conveyed to Joe L. Reese, unmarried, and Lisa J. Haskell and Teresa McGill, by Warrant Deed from Deer Lake Retirement Association, Inc., dated February 4, 2002, of record in Instrument 20020215-0020158, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT to minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 5050, pages 28 and 29, as amended in Book 5050, pages 62 and 63, and in Book 5298, page 717; to all matters contained in Master Deed of record in Book 5097, page 529 through 539; to By-Laws of Deer Lake Retirement Association, Inc., of record in Book 7556, page 3564; to utility consent to Harpeth Valley Utility District of record in Book 8626, page 850, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

Being the same property conveyed to John F. Nowicki, unmarried, by warranty deed from Joe L. Reese, Lesa J. Haskell, and Teresa McGill a/k/a Teresa R. McGill, dated June 20, 2012, of record in instrument 20120717-0062762 in the Register 's Office of Davidson County, Tennessee.

This is improved property known as 322 Deer Lake Drive, Nashville, TN 37221.

The Affiant would further state that the said Estate of the Decedent has been probated in the Probate Court for Davidson County, Tennessee, under Docket Number 13P-106 in the Probate Court Clerk's Office in Davidson County, Tennessee and that said Andrew J. Nowicki, son of the Decedent, and Sarah Lynn Nowicki, daughter of the Decedent, both at least 18 years of age, are inheriting said property through intestate succession, as the only surviving children born to the Decedent during his lifetime and that they are the heirs at law of the Decedent at the date of

execution of this Affidavit.

The names and addresses are listed below:

Andrew J. Nowicki (Son)
5967 Colchester Drive
Hermitage, TN 37076

Sarah Lynn Nowicki (Daughter)
7308 Preston Run
Goodlettsville, TN 37072

That Affiant acknowledges and agrees that all of the statements and representations in this Affidavit are true and correct to the best of his knowledge and belief and that they may be relied upon to evidence the truth of the facts stated herein.

Further the Affiant Saith Not.

Mary Nancy Conner
Affiant

Subscribed and sworn to and personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Nancy Conner, the within named Affiant, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 31st day of January, 2013.

KELLY W. DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 12-6-2016