Prepared by:
Closing & Title Services Inc
533 Rivergate Pkwy
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130046789 AFFIDAVIT
Recvd: 06/05/13 09:46 9 pgs
Fees:47.00 Taxes:0.00
20130605-0056841

**AFFIDAVIT OF HEIRSHIP**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, Kimberly Renee Wilkerson, sole beneficiary and Personal Representative of the Estate of Sandra J. Swafford, upon her oath, after first being duly sworn, does give the following affidavit:

That Sandra J. Swafford, aka Sandra Jean Swafford, died on March 26, 2013, at the age of sixty-five (65) years. At the time of the decedent's death, she was an unmarried person. The decedent's last will has been admitted to Probate (a copy of which is attached hereto) and is being administered in the Seventh Circuit (Probate) Court of Davidson County, Tennessee, No. 13P-626. Kimberly Renee Wilkerson has obtained Letters Testamentary.

A release from the bureau of TennCare has been received.

The decedent estate has been opened, but has not yet been closed. The non-taxable certificate from the Tennessee Department of Revenue has not been obtained. The said Estate is not believed to be a taxable estate and is not taxable as to U.S. Estate Taxes. This is a solvent estate.

The undersigned acknowledges that there exist sufficient funds to pay any and all administrated expenses and any additional debts or claims owing, including the final 2013 IRS tax obligation, if any.

The undersigned agrees to hold the issuing title agent and its underwriter, and Larry D. Craig, Attorney, and Closing & Title Services, Inc. harmless from any and all debts, claims, estate and/or inheritance taxes pertaining to the Estate of Sandra J. Swafford by virtue of its removal of any exception therefore in the issuance of an owner's policy of title insurance insuring Cyril Dereck Drayton and her lender for the issuance of a Mortgagee's policy on property commonly known as 5156 Morningwood Lane, Antioch, Davidson County, Tennessee 37013, including any and all incidental costs and reasonable attorney's fees incurred by said issuing agent and its underwriter for any claim, demand, suit or cause of action arising by virtue of any attempted enforcement of any such lien against said property by virtue of the death of the decedent. This affidavit is being executed simultaneous with a post-closing escrow agreement to facilitate sale of the subject real property.

WITNESS our hands this 31st day of May, 2013:

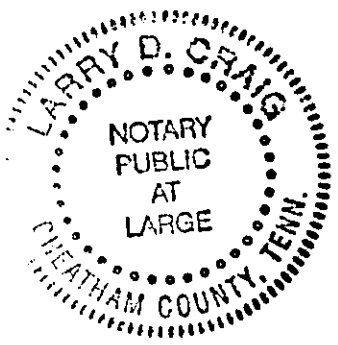
ESTATE OF SANDRA J. SWAFFORD

By: Kimberly Renee Wilkerson

KIMBERLY RENEE WILKERSON,

PERSONAL REPRESENTATIVE AND SOLE BENEFICIARY

Sworn to and subscribed before me this 31st day of May, 2013:




NOTARY PUBLIC

My Commission Expires: 10-28-2015

Copy

FILED
2013 APR -9 AM 11:15
RICHARD R. ROOKER, CLERK

# LAST WILL AND TESTAMENT OF

# SANDRA J SWAFFORD

I, **Sandra J Swafford,** of Williamson County, Tennessee, declare this ~~, a c~~ be my Last Will and Testament, hereby revoking all wills and codicils thereto previously made by me.

I. Family. I am single. I have one child. She is **Kimberly Renee Wilkerson.** She has three (3) children, **Haley Alexandria Wilkerson, Morgan Lee Wilkerson,** and **Makayla Grace Wilkerson.** My daughter is some times herein referred to as "my daughter".

II. Executor. I nominate and appoint my daughter, **Kimberly Renee Wilkerson** as Executrix and Trustee of this my Last Will and Testament. Any reference herein to "Executor" shall be construed in the appropriate number and gender. No Executor appointed hereunder, whether original or successor, shall be required to post bond on this or any other jurisdiction.

III. Payment of Debts, Administrative Expenses and Taxes. I direct that all debts that shall legally owe by me, my funeral expenses

Copy

and the expenses of administration of my estate be paid by my Executor as soon as practicable after my death. My Executor shall also pay any Estate or Inheritance Taxes imposed on my estate along with any interest and penalty. Such death taxes shall be paid from and charged against my Residuary Estate.

IV. Household and Personal Effects. I direct that my household and personal effects, including any automobile(s) that I may own, be distributed in accordance with the latest letter of instructions to be found after my death. Any items not disposed of in such a letter or all such items in the absence of such a letter shall be distributed to my daughter to be hers absolutely, or if my daughter does not survive me, to my grandchildren who survive me in shares substantially equal in value as they among themselves shall agree.

V. Residence. I own a house and five (5) acres at 9631 Clovercroft Road, Nolensville, Tennessee. I give and devise such residence and five (5) acres to my daughter. My daughter shall be responsible for all taxes, insurance, maintenance, and upkeep on such house.

Copy

I own a house at 5156 Morningwood Drive, Antioch, Tennessee. This home can be sold to pay off its loan, or may be rented. The choice is my daughters'.

VI. **Insurance**. I direct that any life insurance and the proceeds from any employee benefit plan made payable to my estate, along with any stock that I may own at my death, be given to my daughter.

VII. **Residuary Estate**. All the residue of my estate I leave to my daughter to be hers absolutely. If my daughter does not survive me, I give, devise and bequeath my Residuary Estate in equal shares, one share to each child of my daughter who survives me and one such equal share to the descendants, per stirpes, of each deceased child of my daughter.

VIII. **Powers of Executor and Trustee**. I authorize the Executor to exercise any and all powers set forth in Section 35-50-110, Tennessee Code Annotated, all of which provisions are incorporated herein by reference as fully as if copied herein verbatim. My Executor is excused from filing an inventory of my estate or filing any accountings of my estate, whether interim or final.

Copy

IN WITNESS WHEREOF, I have set my hand on this 6 day of May, 2011.

Sandra J. Swafford

Signed, declared and published by the said Testator or Testatrix as and for his or her Last Will and Testament in the presence of us, the undersigned, who at his or her request and in his or 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 written above.

Witness

Witness

Copy

## AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned being first duly sworn, make oath that the forgoing Last Will and Testament was signed by the Testator or Testatrix as and for his or her Last Will and Testament and at that time acknowledged, published, and declared by him or her to be his or her Last Will and Testament in the sight and presence of us, the undersigned, who at his or her request and in his or her sight and presence and in the sight and presence of each other subscribed our names as attesting witnesses on the day and date above written. We further make oath that the Testator or Testatrix was of sound mind on said date and was more than eighteen (18) years of age.

Erin Harrell

Affiant

RM Spence

Affiant

Sworn to and subscribed before me this 6th day of May, 2011 ~~2010~~.

Lisa W. Harrell

Notary Public

My Commission Expires 1-24-2012

LISA W. HARRELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Copy

TO: Newspaper Publisher

Please publish the following Notice to Creditors each week for two (2) consecutive weeks and follow-up with the filing of a sworn Affidavit evidencing such publication which is to be filed with the Clerk of this Court as soon as reasonably possible:

FILED
2013 APR 10 AM 9:15
RICHARD R. ROOKER, CLERK

NOTICE TO CREDITORS D.C.

Docket No.: 13P626
Estate of SANDRA J. SWAFFORD, Deceased

Notice is hereby given that on the 09th day of April, 2013, Letters of Authority in respect to the estate of SANDRA J. SWAFFORD, who died 03/26/2013, were issued to the undersigned by the Seventh Circuit (Probate) Court of Davidson County, Tennessee.

All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the Clerk of the above named Court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)

(A) Four (4) months from the date of the first publication (or posting, as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or

(B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

this, _____ day of _____, 20_____.

KIMBERLY RENEE WILKERSON
1015 LONE PINE ROAD
KINGSTON SPRINGS, TN 37082

Personal Representative

CRAIG, LARRY D
305 Fourteenth Ave North
NASHVILLE, TN 37203

RICHARD R. ROOKER
PROBATE COURT CLERK
1 Public Square, Room 303
NASHVILLE, TN 37201

TO THE CLERK OF THE PROBATE COURT:

Copy

PLEASE PUBLISH THE ABOVE NOTICE IN: (Check Preference)

( ) NASHVILLE SCENE
( ) THE CITY PAPER
( ) THE TENNESSEAN
( ) TENNESSEE TRIBUNE
(X) NASHVILLE LEDGER

Signature of Representative