BILL GARRETT, Davidson County
Trans:T20130076098 AFFIDAVIT
Recvd: 09/03/13 15:35 4 pgs
Fees:22.00 Taxes:0.00
20130903-0092761

This instrument was prepared by:
Kimberly S. Rourke [name]
1335 Winding Way [street or postal address]
White House, TN 37188 [city, state, zip code]

GRANTEE(S):
Everett M. Sharer [names]

SEND TAX NOTICES TO:
1335 Winding Way, White House, TN 37188
[postal address, city, state, zip code]

MAP PARCEL NUMBER: 061080108

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

My full name is Everett Martell Sharer. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 4601 Camellia Place, Nashville, TN 37216 [street address, city, state, zip code]

3. I have personal knowledge of the matters stated in this Affidavit.

4. On March 30, 2005 [date of death], Vernon Sylvanus Sharer [full name of decedent] died at Home (4601 Camellia Place, Nashville, TN 37216) [place of death]. I will refer to this person as the Decedent.

5. The real property to which this Affidavit applies is located at 4601 Camellia Place Nashville, TN 37216 [address] in DAVIDSON County, Tennessee, more fully described as: [complete legal description] Attached

For prior title, see Book 1725 [number], Page 169 [number] in the Register's

Office of DAVIDSON County, Tennessee.

6. At the time of the Decedent's death, the Decedent resided at 4601 Camellia Place, Nashville, TN 37216. [*street address, city, state, zip code*]

7. The estate of the Decedent ..... [*select one*]
   - ☒ Was not administered in a proceeding supervised by a court.
   - ☐ Was administered in a proceeding supervised by a court in _____ [*county and state*] in the _____ [*court*] in case no. _____.

8. Facts concerning my relationship to the Decedent are: I am the only child and his will states that I am the heir to this property.

9. Additional facts pertinent to determine who is legally entitled to the estate of the Decedent at the time of the Decedent's death are: I am the only Child of Vernon Sylvanus Sharer

Everett M. Sharer
Affiant

Sworn to and subscribed before me this 26 Th day of August, 2013

My Commission expires: April 23. 2014

Rhonda C Mansfield
Notary Public

RHONDA MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

63161

WARRANTY DEED

FROM
George A. Bing and wife

Elsie T. Bing
TO
Vernon S. Sharer and wife

Evelyn L. Sharer

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
135 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day
of JUN 1949
at 12:40 o'clock P.M.
Noted in Book 69 Page 93
Recorded in Book Page
Recording Fee $1.50
FELIX Z. WILSON, Register
By

For and in Consideration of the sum of 1,075.00

One Thousand Seventy Five and 00/100 - DOLLARS

Cash in hand, paid by Vernon S. Sharer and wife Evelyn L. Sharer, the receipt of which is hereby acknowledged.

We, George A. Bing and wife Elsie T. Bing

have bargained and sold, and by these presents do transfer and convey unto the said

Vernon S. Sharer and wife Evelyn L. Sharer,

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. 9 on the unrecorded plan of George C. Nolen's Subdivision of a 10-acre tract, shown on a survey made by Erle Drake, County Surveyor, May 30, 1935, and described according to said survey as follows:

Beginning at a point in the westerly margin of Camellia Place, formerly known as Newton Avenue, at the corner of Lots Nos. 8 and 9; thence southerly 100 feet, along the margin of said Place to a point thence along the southerly line of said lot North 87-½° West 220 feet to a stone; thence with a fence, North 8-3/4° West 100 feet to the corner of Lots Nos. 8 and 9; thence easterly, along the line between said lots 220 feet to the beginning.

Being part of the property conveyed to George A. Bing and wife, Elsie T. Bing by deed from Thomas B. Lamb et al, as of record in book 1713, page 359, Register's Office for said County.

RESTRICTIVE COVENANTS APPLYING TO THIS DEED AS FOLLOWS:

FIRST: The lot conveyed in this deed, to be used only for residential property and not to exceed a two family unit. One story units not to be built with less than 1200 square feet of floor space, exclusive of attached garage or utility room, and two story homes or story and one half, not less than 1000 sq. feet on first floor and balance on second floor.

SECOND: The residence so constructed on said lot shall be built as far back from the street as the building line of houses already errected on said street, with no part of the residence or porch extending out beyond this building line.

THIRD: No apartment or business houses shall be constructed on said lot, or any other type of building, other than for residential purposes.

(Over)

Last Will & Testament July 20-1981

I Vernon L Shaver of 4601 Camellia Place
Nashville Davidson County Tennessee,
Being of Sound mind and disposing memory
do make declare and publish this my
last will and testiment hereby revoking
all former wills and Codicils to wills
heretofore made by me.
First I direct that all my just debts
including my funeral expenses be paid
by my Executor as soon as possible
after my Death.
Second I will give devise and bequeath
all of my property, real, personal, or mixed
and wherever located of which I die
seized and possessed to my wife Evelyn Shaver
in case both Evelyn Shaver and I die
at the same time. Everything is to go
to my son Everett Shaver 714 Valcodin
Hendersonville Tenn. death I Hereby
Third. In Case of my death I Hereby
nominate constitute and appoint
my wife Evelyn Shaver executor of
this my last will and testiment.
In event my wife shall not survive
me. I appoint my son Everett Shaver
executor of this my last will and
testiment. I direct that no bond or other
security shall be required of my
wife or son for the faithfull performance
of their duties as executor and that
they shall not be required to file any
inventory of my estate.
In Witness where of I have set my hand
this to this my last will & testiment
this 20th day of July 1981 at Nashville Tenn.

Vernon L Shaver
Signature.

Tonnie P. Proctor
witness

Billie D Proctor
witness