BILL GARRETT, Davidson County
Trans:T20130076098 AFFIDAVIT
Recvd: 09/03/13 15:36 4 pgs
Fees:22.00 Taxes:0.00
20130903-0092762

This instrument was prepared by:
Kimberly S. Kuelke [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 July 29, 2012 [*date of death*], Evelyn Loraine Sharer [*full name of decedent*] died at Elite Elderly Care Hendersonville, TN [*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 101 DALE Ave, . [*street address, city, state, zip code*] Hendersonville, TN 37075

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 her 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 Evelyn Loraine Sharer _____.

Everett M. Sharer
Affiant

Sworn to and subscribed before me this 26TH 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
235 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of JUN A. D. 1949 at 12:40 o'clock P. M.
Noted in Book 69 Page 423
Recorded in Book ..... Page .....
Recording Fee $1.50
FELIX E. 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.

[redacted]

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 6-3/4° 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 erected 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 and Testament July 20, 1981

I, Evelyn L. Shaver, of 4601 - Camellia Place, Nashville, Tenn. 37216 Davidson County, Being of sound mind and disposing memory do make, declare, and publish, this my Last Will and Testament, 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 the property, real, personal, or mixed, and wherever located, of which I die seized and possessed to my Husband, Vernon S. Shaver. In case both Vernon S. Shaver, and I, Evelyn L. Shaver, die at the same time, everything is to go to my Son, Everett M. Shaver, 114 Vulco Dr. Hendersonville, Tenn.

Third: I hereby nominate, Constitute, an appoint my Husband, Vernon S. Shaver, Executor of this, my Last Will and Testament.

In the event my Husband Vernon S. Shaver, shall not survive me, or shall fail to qualify, die, or cease to act for any reason, I appoint my Son, Everett M. Shaver Executor of this, my Last Will and Testament.

I direct that no bond or other security shall be required of my said Husband or Son for the faithful 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 hereunto set my hand to this my Last Will and Testament, this 20th day July 1981, at Nashville, Tennessee

Evelyn L. Shaver
Signature

Witnesses; Fannie P. Proctor

Billie D. Tuggle