RECEIVED MAR 2 5 2013

BILL GARRETT, Davidson County
Trans:T20130107404 AFFIDAVITH
Recvd: 12/27/13 13:53 7 pgs
Fees:37.00 Taxes:0.00
20131227-0130400

THIS INSTRUMENT WAS PREPARED BY:

Tom R. Smith
Attorney At Law
100 Thompson Lane
Nashville, TN 37211
(615) 333-0099

NEW OWNERS	SEND TAX BILLS TO:	MAP/PARCEL
Sherman Neil Anderson, II 3279 Trails End Lane Nashville, TN 37214, and Amy L. Guthrie 934 Drummond Drive Nashville, TN 37211	John H. Arndt 201 Luna Drive Nashville, TN 37211	148030010000

AFFIDAVIT OF INHERITANCE OF REAL ESTATE WITH LIFE ESTATE RESERVED

The undersigned, SHERMAN NEIL ANDERSON, II and AMY L. GUTHRIE, after being duly sworn, hereby make this sworn affidavit as follows:

1. Land in Davidson County, TN, being Lot No. 2 on the Map of Luna Heights Subdivision, as of record at Book 2854, Page 50 in the Register's Office for Davidson County, Tennessee, the following described improved real estate:

Said Lot NO. 2. begins at a point in the west margin of Bakertown Road, the common front corner of Lots Nos. 2 and 3; thence with the line between Lots 2 and 3 westwardly 236.0 feet to a point; thence north 5 degrees 36 minutes east 175.1 feet to a point in the south margin of an unnamed court; thence with said margin eastwardly 203.2 feet to a concrete monument which marks the beginning of a curve with a radius of 25.5 feet; thence around said curve to the east and then to the south 39.3 feet to a concrete monument in the west margin of Bakertown Road; thence with said margin 148.4 feet southwardly to the beginning.

This is improved property known as 201 Luna Drive, Nashville, TN 37211.

The Quitclaim Deed executed and filed on April 8, 2011 by Amy Guthrie, daughter of Mary Ellen Arndt, purporting to transfer title of the said real estate to John Arndt and Amy Guthrie as joint tenants with right of ownership has been declared ***Void ab Initio*** by Order of David Randall Kennedy, Sr., Probate Court Judge of Davidson County, TN under Docket No. 12P-543 on April 8, 2012. A copy of that Order is attached to and filed contemporaneously with this Affidavit of Inheritance for ease of reference.

2. Pursuant to the said Last Will and Testament of the decedent dated March 22, 2006 and which forms part of the record under Dkt. No. 12-543 in the Probate Court for Davidson County, Tennessee, the above described real property was inherited by Sherman Neil Anderson,II and Amy L. Guthrie with a life estate reserved to the deceased's widower, John H. Arndt as long as he does not have a live-in, wife or marries. Also, John H. Arndt shall be responsible to pay the real estate taxes and keep the said real estate maintained at his expenses as long as he exercises his rights under the life estate.

Other than the life estate to Mr. Arndt, the said real property descended equally to her two children, Sherman Neil Anderson,II and Amy L. Guthrie as joint tenants.

3. As a result of the foregoing, the said real property as described in paragraph 1 herein is now owned as an undivided equal joint tenancy by Sherman Neil Anderson,II and Amy L. Guthrie.

Further, these affiants saith not.

WITNESS MY HAND this 24th day of April, 2013.

Amy L. Guthrie

AMY L. GUTHRIE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public, AMY L. GUTHRIE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of April, 2013

KYLE E. WARNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov 5, 2014

NOTARY PUBLIC

My Commission Expires: _____

WITNESS MY HAND this 19th day of April, 2012.

Sherman Neil Anderson II

SHERMAN NEIL ANDERSON, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public, SHERMAN NEIL ANDERSON, II, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of April, 2013.

Lalita S. Clay

NOTARY PUBLIC

My Commission Expires: March 3, 2014

LALITA S. CLAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

FILED
APR 11 2012
RICARD R. ROOKER, Clerk
By _____ D.C.

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

IN THE MATTER OF:)
PROBATE OF THE LAST WILL OF) No 12P543
MARY ELLEN ARNDT, Deceased.)

ORDER

IT APPEARS to this Court, based upon the testimony and documents presented regarding this estate, as follows:

1. the Deceased died on March 29, 2011, owning certain real estate located at 201 Luna Drive, Nashville, Davidson County, Tennessee 37211; and

2. a Quitclaim Deed was executed and filed on April 8, 2011 by Amy Guthrie, daughter of the Deceased, purporting to transfer title of that real estate to John Arndt and Amy Guthrie as joint tenants with right of survivorship.

IT IS, THEREFORE, ORDERED, that the April 8, 2011 Quitclaim Deed is *Void ab Initio.*

ENTERED this 11th day of April, 2012.

DAVID RANDALL KENNEDY, SR.
Probate Court Judge

APPROVED FOR ENTRY:

E. Graham Baker, Jr., Esq. #011395
WEEKS and ANDERSON
2021 Richard Jones Road, Suite 350
Nashville, TN 37215
615/370-3380

Attorney for Sherman Neil Anderson, II
Son of Deceased

FILED

APR 11 2012

BILL GARRETT, Clerk

By _____ Deputy

QUITCLAIM DEED	THIS INSTRUMENT PREPARED BY:
BILL GARRETT, Davidson County Trans:T20110020815 DEEDQC Recvd: 04/08/11 12:25 2 pgs Fees:12.00 Taxes:0.00 20110408-0027346	CHARLES WALKER ATTORNEY AT LAW 86 THOMPSON LANE NASHVILLE, TENNESSEE 37211 PHONE: (615) 463-3760

SS.
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 10 . TCA § 67-4-409(a)(4)

x Amy Guthrie
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF April, 2011.

CHARLES E. WALKER
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMM. EXP. 9-8-13

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
John Arndt 201 Luna Drive Nashville, TN 37211	Same as owner	14803001000

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, Mary Ellen Anderson *(herein called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim unto John Arndt and Amy Guthrie as joint tenants with right of survivorship and not as tenants in common *(hereinafter called "Grantees")*, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate:

Land in Davidson County, Tennessee, being Lot. No. 2 on the Map of Luna Heights Subdivision, as of record in Book 2854, page 50, register's Office for Davidson County, Tennessee.

Said Lot No. 2 begins at a point in the west margin of Bakertown Road, the common front corner of Lots Nos. 2 and 3; thence with the line between Lots 2 and 3 westwardly 236.0 feet to a point; thence north 5 degrees 36 minutes east 175.1 feet to a point in the south margin of an unnamed court; thence with said margin eastwardly 203.2 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence around said curve to the east and then to the south 39.3 feet to a concrete

monument in the west margin of Bakertown Road; thence with said margin 148.4 feet southwardly to the beginning.

This is improved property known as **201 Luna Drive, Nashville, Tennessee 37211.**

Source of Grantor's equitable interest is a quitclaim deed recorded in Book 6298 Page 598 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, *the Grantor has caused this instrument to be executed* on this 8 day of April, 2011.

GRANTOR:

Mary Ellen Anderson

BY: Amy Guthrie
Amy Guthrie, Attorney-in-fact

S.S.
State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Amy Guthrie, with whom I am personally acquainted (or proved to me on *the basis of satisfactory evidence) and who, upon her oath, acknowledged herself* to be the Attorney-in-fact for Mary Ellen Anderson, the within named bargainor, and that she as such Attorne-in-fact being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name Mary Ellen Anderson, the bargainor, by the said Amy Guthrie, Attorney in Fact.

WITNESS my hand and seal, this 8th day of April 2011.

CHARLES E. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
MY COMM. EXP. 7-8-13

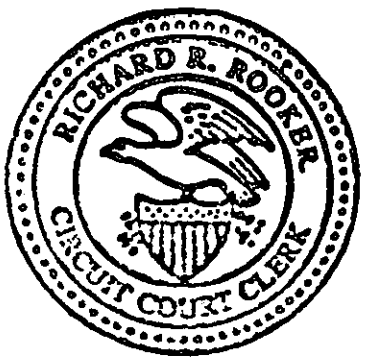
STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 11 day of APRIL , 2012 , in Case Number 12P543 between ARNDT, JOHN H Petitioner, and ARNDT, MARY ELLEN Respondent, as same remains in the records of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 27 day of APRIL 2012

RICHARD R. ROOKER, Clerk,

SEAL



By Cathy Morelan
Deputy Clerk