This instrument prepared by:
J. Terry Price
Guenther, Jordan & Price
2100 West End Avenue, Suite 1150
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(615) 329-2100

Map and Parcel: 09611009400

BILL GARRETT, Davidson County
Trans:T20140008452 AFFIDAVITH
Recvd: 02/05/14 14:10 3 pgs
Fees:17.00 Taxes:0.00
20140205-0010318

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, Daniel E. Coffman, Jr., after being duly sworn, depose and say as follows:

1. My name is Daniel E. Coffman, Jr. and I am also known as Daniel Edward Coffman, Jr.. My address is 113 Fielden Court, Franklin, Tennessee 37067.

2. My father's name was Daniel E. Coffman. He was also known as Daniel Edward Coffman, Sr., and Daniel E. Coffman, Sr. My mother's name was Velma C. Coffman. She was also known as Velma Jean Coffman.

3. My mother and father had three children who are Catherine Coffman (Ellott), Darrell L. Coffman, and me, Daniel E. Coffman, Jr.

4. My father and mother jointly owned, with a right of survivorship, a certain parcel of real property in Davidson County, Tennessee known as 3108 Lakeland Drive, Nashville, Tennessee 37214. It is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 806 on the Map of Cloverhill Section 10, as of record in Book 2331, Page 57, Register's Office for said County.
>
> Said Lot No. 806 fronts 173.74 feet on the northerly side of Lakeland Drive and extends back 166 feet on the westerly line and 200 feet on the easterly line to the rear line of Lots Nos. 797 and 798, on which it measures 192.4 feet.
>
> Being the same property conveyed to Daniel E. Coffman and wife, Velma C. Coffman, by deed from A. E. Beech and wife, Margaret Beech, of record as Book 3704, page 229, Register's Office for Davidson County, Tennessee and dated March 14, 1964. Said property description is taken verbatim from this referenced deed.

5. Velma C. Coffman died August 12, 2010 leaving Daniel E. Coffman as sole owner of this real property by operation of law. Daniel E. Coffman died on April 4, 2013 leaving a Last Will and Testament dated August 31, 2010. It was unnecessary to probate the Will of Daniel E. Coffman and said Will was filed with the Probate Clerk's office for Davidson County, Tennessee as an unprobated will. Catherine Coffman (Ellott), Darrell L. Coffman, and me, Daniel E. Coffman, Jr. are the sole heirs at law of Daniel E. Coffman and the sole residuary beneficiaries under the unprobated will of Daniel E. Coffman.

6. In paragraph 5.1 of the filed but unprobated Last Will of Daniel E. Coffman gave to his daughter, my sister, Catherine Coffman, now Catherine Coffman Elliott, "the land and improvements known as 3108 Lakeland Drive, Nashville, Tennessee 37214." I make this affidavit to establish the death and heirs at law of Daniel E. Coffman in order that we might execute a deed to transfer all right, title and interest to 3108 Lakeland Drive, Nashville, Tennessee 37214 to my sister, Cathy, to fulfill my father's testamentary wishes.

7. There were and are no debts or claims against Daniel E. Coffman which are or would be payable from the real property described above, whether or not such claims have been filed in Davidson County, Tennessee.

8. There were and are no federal, state, or local taxes, including death taxes on the estate of Daniel E. Coffman, which constitute a claim or lien against the property described above.

9. There were and are no Tennessee inheritance taxes due by reason of the death of Daniel E. Coffman which are payable from the real property described above.

Dated this 30th day of October, 2013.

Daniel E. Coffman, Jr.

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, a notary public in and for said county, personally appeared Daniel E. Coffman, Jr. who, after being duly sworn, stated that the facts contained in the foregoing affidavit are true to the best of his knowledge, information, and belief.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JUNE 21, 2016