FILE NUMBER
340204-3

#1

This Instrument Prepared By: R. W. Hardison, Esq.
Hardison Law Office, PLLC
3312 Kedron Road, Spring Hill, TN 37174

BILL GARRETT, Davidson County
Trans:T20140050968 AFFIDAVITH
Recvd: 07/16/14 11:06 3 pgs
Fees:17.00 Taxes:0.00
20140716-0062806

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF Sumner)

The undersigned does hereby state and affirm as follows:

1. That LARRY K. MONROE owns that certain real property more particularly described as follows:

SITUATE in Davidson County, Tennessee and being:

Lot 7 on the Revised Plan of Section F of the Village of Old Hickory as shown by a map of record in Book 1434 at page 131 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description, and being more particularly described as follows:

BEGINNING on the easterly margin of Riverside Road at the corner of Lot Nos. 6A and 7; tence with the line between said two (2) lots Eastwardly 141 geet; thence South 0 degrees 24 minutes East 164.90 feet; thence South 8 degrees 28 minutes East 119.60 feet to the corner of Lot Nos. 7 and 9; thence with the line between said two (2) lots Westwardly 161.20 feet to the Easterly margin of Riverside Road; thence with said road Northwardly 280.70 feet to the beginning.

INCLUDED BUT EXCLUDED from the above-described property is that property conveyed to Alobert H. Richardson and wife Tommie D. Richardson by instrument of record in Book 2878 at page 331 in the Davidson County, Tennessee Register of Deeds office.

BEING a portion of the same property conveyed to Thomas M. Monroe and wife Willetta K. Monroe by instrument of record in Book 2274 at page 197 in the Davidson County, Tennessee Register of Deeds office. Thomas M. Monroe predeceased Willetta K. Monroe on June 5, 2001 leaving Willetta K. Monroe the sole owner by survivorship.

Tax Parcel # 053 04 0 006.00

PROPERTY ADDRESS: 1601 Riverside Drive, Old Hickory, TN 37138

2. That said owner is the sole heirs at law of WILLETTA K. MONROE who died on January 14, 2012 in Davidson County, Tennessee;

3. That said owner is the exclusive owner of marketable, fee simple title.

4. That there are no judgments, pending litigation, executions or attachments in or from any court affecting said real property or the above-mentioned estate;

5. That this affidavit is executed in compliance with T.C.A. § 30-2-712, as most recently amended;

6. That the undersigned makes this statement for the express purposes of inducing Fidelity National Title Insurance Company to insure title to said real property to be free from adverse claims or liens, and of enabling said owner to receive the consideration for the sale of said real property.

7. That the undersigned does guarantee and warranty the statements of fact herein, which shall be construed to be a continual contractual obligation in favor of Fidelity National Title Insurance Company.

8. That in consideration of the issuance of title insurance by Fidelity National Title Insurance Company, the undersigned agrees to indemnify and hold harmless Fidelity National Title Insurance Company against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including expense of enforcing the indemnity contained herein and any and all claims resulting from debts, taxes or other obligations against the aforementioned owner or estate.

Dated this 11 day of July, 2014.

Larry K. Monroe

LARRY K. MONROE

Sworn to and subscribed before me this 11 day of July, 2014.

Seal

NOTARY PUBLIC

COMMISSION EXPIRES: 2-6-17

SUMNER COUNTY TENNESSEE NOTARY PUBLIC CURTIS M. LINCOLN

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared LARRY K. MONROE, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 23 day of July, 2014.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 2-2-17

SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE CURTIS M. LINCOLN