Owner:

Vicki Teeples
James Carl Staton
Ronald Elvin Staton, Jr.
c/o BONE MCALLESTER NORTON PLLC
131 Saundersville Road, Suite 130
Hendersonville, TN 37075

Map-Parcel Numbers
Map & Parcel Nos.:
33-12 & b1

BILL GARRETT, Davidson County
Trans:T20140058016 AFFIDAVITH
Recvd: 08/07/14 15:49 5 pgs
Fees:27.00 Taxes:0.00
20140807-0071379

Prepared by & Return to:
Johnny C. Garrett, IV, Esq.
Bone McAllester Norton PLLC
131 Saundersville Rd, Suite 130
Hendersonville, TN 37075

Send tax notice to: Owner

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Pursuant to Section 30-2-712 of the Tennessee Code Annotated, the undersigned, being duly sworn, hereby swear to the following of their own free will and based upon their personal knowledge and familiarity:

1. Virginia S. Staton (the "Decedent"), a resident of Davidson County, Tennessee, died on March 28, 2014.

2. The Decedent was the widow of Ronald Elvin Staton, Sr. (deceased December 12, 1997), and was unmarried at the time of her death.

3. The Decedent died intestate with three surviving children, Vicki Lynn Teeples, James Carl Staton, and Ronald Elvin Staton, Jr and all of which are her heirs at law.

4. This Affidavit of Heirship is given for general purposes, and specifically to confirm the vesting of title in certain tract or parcel of improved real property owned by the Decedent in fee simple known as 501 Kathy Avenue, Goodlettsville, Tennessee, more particularly described as follows:

PROPERTY DESCRIPTION- SEE EXHIBIT A

5. The undersigned received real estate described above by virtue of the laws of descent and distribution.

Vicki Teeples
VICKI TEEPLES

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared VICKI TEEPLES, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 5 day of August, 2014.

NOTARY PUBLIC

My commission expires: 4/19/17

JOHNNY C. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

RONALD ELVIN STATON, JR.

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared RONALD ELVIN STATON, JR., the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 5 day of August, 2014.

NOTARY PUBLIC

My commission expires: 4/19/17

JOHNNY C. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

JAMES CARL STATON

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared JAMES CARL STATON, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 5 day of August, 2014.

NOTARY PUBLIC

My commission expires: 4/19/17

JOHNNY C. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

EXHIBIT A

PROPERTY DESCRIPTION

State of Tennessee describes as follows, to wit:

Being Lot No. 213 on the Map of Gatewood Sub. Sec. I, as of record in Book 3300, pages 47 to 52, both inclusive, Register's Office for said County, described as follows: BEGINNING at a point at the corner of Lots Nos. 213 and 214, in the northeasterly margin of Janette Avenue; thence with the line between said lot northeasterly 160 feet to a point; thence with the line between Lots Nos. 212 and 213, northeasterly 117.1 feet to the point in the southeasterly margin of Kathy Avenue; thence with the margin of the same, southwesterly 135.68 feet to the point at the beginning of a curve; thence around said curve, southeasterly 39.3 feet to a point in the northeasterly margin of Janette Avenue; thence with the margin of the same, southeasterly 93 feet to the point of beginning. Being part of the property conveyed to Jones Lumber Company, Incorporated, by deed from Gatewood Development Company, Inc., as of record in Book 3949, page 479, said Register's Office.

This conveyance is made subject to the restrictions in Book 3370, page 121, as amended in Book 3398, page 438, and to the easements and limitations shown on the map of record in Book 3300, pages 47 to 52, both inclusive, said Register's Office.