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Timothy Carter, Esquire; Sole Proprietor
1709 19th Avenue South, Nashville, TN 37212
(Fax) 615-277-2277

In the Probate matter of Billie C Montgomery, 14P1241

AFFIDAVIT OF NOTICE TO INHERITANCE OF 2216 WEONA DRIVE, NASHVILLE TENNESSEE AND 204 COTTAGE LANE, NASHVILLE TENNESSEE

The Affiant, William B Montgomery, swears to the following;

PROPERTY:
2216 Weona Drive
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20140068660 AFFIDAVITH
Recvd: 09/15/14 11:41 4 pgs
Fees:22.00 Taxes:0.00
20140915-0084233

NEW OWNER:
William Bridges Montgomery

SEND TAX BILLS TO:
PO Box 17877
Nashville, Tennessee 37217

MAP/ PARECL:
084-11-0-002.00

1. By Deed of record under reference number 20131121-0120194 in the Register's Office for Davidson County, Tennessee, Billie Catherine Montgomery was conveyed the parcel by recording of Warranty Deed from Weona, LLC, a Tennessee limited liability company, which property was owned in fee simple to Billie Catherine Montgomery on November 20, 2013. The Deed was prepared by TrustLand Title & Escrow, LLC, 1720 West End Avenue, Nashville, Tennessee 37203 and executed on November 20, 2013 before a Notary Public. Described as:

   Land in Davidson County, Tennessee, being Lot No. 67 on the Map of Maplecrest Subdivision, as of record Book 1835, page(s) 27 and 28, as amended in Book 2143, page 41, Register's Office for Davidson County, Tennessee.

   Said Lot No. 67 fronts 55 feet on the Northeasterly side of Weona Drive and runs back between lines 301 feet on the Southeasterly line to a dead line in the rear on which measures 92 feet.

   Being the same property conveyed to Michael D. Carey and wife, Trudy I. Carey by Quitclaim Deed from Michael D. Carey, married, dated January 23, 2013, of record in Instrument No. 20130124-0007879, and being further conveyed to Weona, LLC, a Tennessee limited liability company, by Quit Claim Deed from Michael D. Carey and wife, Trudy I. Carey, dated May 23, 2013, of record in

Instrument No. 20130530-0054472, Register's Office for Davidson County, Tennessee.

This is improved property located at: 2216 Weona Drive, Nashville, TN 37214. This conveyance is made subject to: (1) Property taxes for the year 2014, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage and other easements of record, (4) all subdivisions/ condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) all matters appearing on the Map of Maplecrest Subdivision, as of record in Book 1835, page(s) 27 and 28, as amended in Book 2143, page 41, Register's Office for Davidson County, Tennessee, (6) building restrictions, and (6) other matters of public record.

2. The described property has no other liens, encumbrances, mortgages, deeds of trust, or any cloud of title, based on information and belief, after a though search of records recorded at the Davidson County Register of Deeds Office.
3. The Said Billie Catherine Montgomery died as a resident of Davidson County, Tennessee, on July 2, 2014. At the time of her death, Billie Catherine Montgomery left a will that has been admitted to probate in Davidson County, Tennessee as case No. 14P1241. The decedent had only one heir at law, William Bridges Montgomery. Pursuant to the Will, said property should descend to William Bridges Montgomery in fee simple. Even if no Will had been left, said property would have descended to William Bridges Montgomery under the laws of intestate succession.
4. As a result the said property should be owned by William Bridges Montgomery

PROPERTY:
204 Cottage Lane
Nashville, Tennessee 37214

NEW OWNER:
William Bridges Montgomery

SEND TAX BILLS TO:
PO Box 17877
Nashville, Tennessee 37217

MAP/ PARECL:
084-14-0-183.00

5. By Affidavit of record at reference number 20131206-0124372 in the Register's Office for Davidson County, Tennessee, Billie Catherine Montgomery was convey the parcel by recording of an affidavit of inheritance from Robert Cowan Montgomery which

converted the ownership to fee simple in Billie Catherine Montgomery. Prior to the death of Robert Cowan Montgomery, the parcel was conveyed to Billie Catherine Montgomery and Robert Cowan Montgomery, as husband and wife, as tenants by the entirety from a Warranty Deed from R.W. Cravens Company Inc., the following tract of land:

> Land in Davidson County, TN being lot No. 3 on the plan of Donelson Meadows of Record in Book 1835, page 35, Register's Office for said county, to which plan reference is hereby made for a more complete description; and more particularly described as follows:
>
> SAID LOT No. 3 is described as beginning at a point in the westerly margin of Cottage Lane, the common corner of Lots 2 and 3; thence with the line between said lots westerly 180 feet to the westerly margin of Cottage Lane; thence with the margin of said Lane southerly 80 feet to the beginning.
>
> BEING PART of the same property conveyed to R. W. Cravens Construction Company Inc., by deed of Southern Trust Company dated August 24, 1950, of record in Book 1880, page 407, Register's Office for Davidson County, Tennessee and which deed was corrected by an instrument dated June 11, 1951, of record in Book 1976, Page 588, Register's Office for said county.
>
> Subject to all easements and restrictions of record affecting said property, including 50 foot building set-back line, 20 foot easement for public utilities and owner's certificate as shown on Plat of record in Book 1835, Page 35, Register's Office for Davidson County, Tennessee and all matters shown on the Plan of Record.
>
> This is improved property commonly known as 204 Cottage Lane, Nashville, Davidson County, Tennessee 37214.

6. The described property was granted a release of a lien to the Kimbroug, Kavanaugh & Associates Inc., recorded at Book 4975, page 892 of the Davidson County Register of Deeds, of which lien was recorded at Book 1964, page 177 Register of Deeds Office of Davidson County Tennessee. An Easement was given by the property owner in Book 4921, page 133 of the Register of Deeds Office for Davidson County Tennessee, for public works easement.

7. The Said Billie Catherine Montgomery died as a resident of Davidson County, Tennessee, on July 2, 2014. At the time of her death, Billie Catherine Montgomery left a will that has been admitted to probate in Davidson County, Tennessee as case No. 14P1241. The

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decedent had only one heir at law, William Bridges Montgomery. Pursuant to the Will, said property should descend to William Bridges Montgomery in fee simple. Even if no Will had been left, said property would have descended to William Bridges Montgomery under the laws of intestate succession.

8. As a result the said property should be owned by William Bridges Montgomery

Further the affiant sayeth not.
Signed and sworn this 15th day of September, 2014.

William B Montgomery
Affiant

TIMOTHY P CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2016

Prepared by:
Timothy Carter BPR #032735
Attorney for Petitioner
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Nashville, TN 37212
(615) 252-9937 xt 0
Fax: (615) 277-2277

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for this county and state, the person named above with whom I am personally acquainted (or who proved his or her identity to me on the basis of satisfactory evidence) and who acknowledged that he or she executed this instrument for the purposes contained in it.

Witness my hand and official seal this 15th day of September, 2014.

Notary Public

My commission expires: 5-3-16