File No:
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Prepared by and After Recording Return To:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206

BILL GARRETT, Davidson County
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AFFIDAVIT OF HEIRSHIP

Jo Dean Sweatman, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant resides at the following address: 810 ONEIDA AVE NASHVILLE TN 37207

2. That Affiant personally knew Rose Arnold, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: ROSE ARNOLD WAS JO DEAN SWEATMANS AUNT

3. That Affiant knew that at date of death, said Decedent held interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly 100 feet of Lot No. 184 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 184 fronts 100 feet on the Southerly side of 1132 McChesney Avenue and runs back between parallel lines with the Westerly margin of Katherine Street, 205 feet to a dead line.

Being the same property conveyed to S.E. Arnold and wife, Rose Arnold by deed from Carrie Tanksley Richardson and Frances Tanksley Baker of record in Book 4268, page 165, Register's Office for Davidson County, Tennessee, dated September 12, 1968 and recorded on September 13, 1968.

The said S.E. Arnold died June 7, 1999, leaving Rose Arnold as the surviving tenant by the entirety.

The said Rose Arnold died December 19, 2011.

This is improved property also known as 1132 McChesney Ave., Nashville, TN 37216.

4. That Decedent died on December 19, 2011, and was at the time a resident of Davidson County, Tennessee;

5. That Decedent did have a will, but said will has not and will not be probated. A copy of said will is attached hereto.

6. That S.E. Arnold, who died June 7, 1999, was the pre-deceased spouse of Decedent;

7. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime:

Katherine Arnold Martin, daughter, died 6/6/2009. Katherine had no children.

Patricia Arnold, daughter, died 8/11/2001. Patricia had no children.

Linda Sue Shreeves, daughter, living

Leonard Arnold, son, living

Glynn Arnold, son, living

8. That the following person(s) constituted all of the heirs-at-law of Decedent at her date of death:

Linda Sue Shreeves, daughter

Leonard Arnold, son

Glynn Arnold, son

9. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent (List name, age, relationship and present address):

Linda Sue Shreeves, daughter

Leonard Arnold, son

Glynn Arnold, son

(NOTE: In the event that the persons identified as heirs-at-law at the date of death of Decedent are not the same persons identified as heirs-at-law at the date of execution of this Affidavit, please provide such additional information, dates of death, relationship, etc., as necessary.)

10. Additional information, if any, either known or understood to be true by Affiant:

N/A

Dated this 26TH day of August, 2014.

Jo Dean Sweatman

Affiant – Jo Dean Sweatman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jo Dean Sweatman, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26TH day of August, 2014.

Carmen Coats

Notary Public

My Commission Expires: 1-9-18

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

LAST WILL AND TESTAMENT

OF

ROSE DALE FOSTER ARNOLD

I, ROSE DALE FOSTER ARNOLD, of Davidson County, Tennessee being of sound mind and disposing memory, do make, declare and publish this my Last Will and Testament, hereby revoking all former Wills and codicils to Wills heretofore made by me.

ARTICLE I

I direct that all of my just debts, including my funeral expenses and the costs of administration, be paid out of my general estate by my executor as soon as practicable after my death. To this end, I authorize my executor to sell any and all of my property, real, personal, or mixed, and to execute all conveyances necessary to effectuate such sale. I expressly authorize my executor to make distribution in kind. I expressly authorize my Executrix in his discretion, to use insurance proceeds payable to my estate to satisfy any debts or taxes of my estate. All inheritance and estate taxes assessable by reason of my death shall be discharged by my estate without charge or apportionment against any beneficiary of assets whether passing under this will or otherwise.

ARTICLE II

I hereby nominate, constitute and appoint my son, Leonard Eugene Arnold, as executrix of my estate. However, in the event he in unable, fails or refuses to serve, then my son, Glynn Herman Arnold, is to serve with the same terms and conditions as herein set out. Let it further be noted that they shall not be required to file any inventory of my estate or obtain a bond or security.

ARTICLE III

Upon my death and after all expenses paid, all monies, including CD's, savings, cash and checking account are to be divided into three equal shares by my children: Leonard Eugene Arnold, Sr., Glynn Herman Arnold, and Linda Sue Hollis. Linda Sue Hollis' portion is to be put into a trust fund along with her portion of the sale of the property at 1132 McChesney and administered by her daughter Regina Sue Lopez and son Edward Leroy Shreeve.

Signed Rose Arnold

Linda Sue Hollis is to receive $10,000.00 from my estate with the remainder put into the trust fund for her. From the trust fund Linda Sue Hollis is to draw $1000.00 a month until the trust fund is depleted. However should she not survive, the remaining of the trust fund shall be given to her children: Edward Leroy Shreeve and Regina Sue Lopez. Furthermore, all furnishings and personal items shall be dispersed among my children and grandchildren by my executor. Anything left is to be donated to the charity of their choice. Should either of my sons not survive their portion is to be divided among their natural born children.

ARTICLE IV

Signed, sealed and published and declared by the Testatrix, Rose Dale Foster Arnold, to be her Last Will and Testament in the presence of us, the undersigned, who, at her request and in her sight and in the presence of each other, have subscribed our names as witnesses and hereby attest to the sound and disposing mind of said Testatrix and to the performance of the aforesaid act of execution at the place and on the date.

Witness_____

Witness_____

ARTICLE V

IN WITNESS WHEREOF, I set my hand to this, my Last Will and Testament at Davidson County, Tennessee on this the 15th day of March, 2010.

Signed Rose Dale Arnold

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed before me this 15th date of March, 2010.

NOTARY PUBLIC Sharon R Mittag

Commission Expires My Commission Expires JULY 8, 2013

SHARON R. MITTAG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.