This instrument prepared by:
J. Terry Price
Guenther, Jordan & Price
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203
(615) 329-2100

Map: 142-03-0-A
Parcel: 375.00

BILL GARRETT, Davidson County
Trans:T20140078717 AFFIDAVITH
Recvd: 10/20/14 11:22 3 pgs
Fees:17.00 Taxes:0.00
20141020-0096424

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

We, Ronnie Bennett, Lonnie Bennett, and Gary Stephen Bennett, after being duly sworn, depose and say as follows:

1. Our names are Ronnie Bennett, Lonnie Bennett, and Gary Stephen Bennett.

2. Our mother's name was Mary Elizabeth Bennett. She was also known as Mary E. Bennett. Our father's name was James Bennett. They were married until his death on December 26, 1993. Our mother never remarried and never had any other children.

3. Our parents only had three children who are the affiants in this affidavit, Ronnie Bennett, Lonnie Bennett, and Gary Stephen Bennett. We are the sole heirs at law of Mary Elizabeth Bennett.

4. Our mother purchased in December, 2002, as an unmarried woman, a certain parcel of real property in Davidson County, Tennessee known as 375 Deer Lake Drive, Nashville, Tennessee 37221. It is more particularly described as follows:

> Unit No. 375 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5421, page 612, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354, Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed, Bylaws and the Rules and Regulations adopted pursuant to the Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community

in accordance with the Master Deed and Bylaws. The purchasers further specifically acknowledge that their right to transfer ownership of the above described apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and Bylaws.

Being the same property conveyed to Mary Elizabeth Bennett, unmarried, by Warranty Deed as Instrument Number 20021231-0162600, Register's Office for Davidson County, Tennessee.

5. Mary Elizabeth Bennett died, unmarried, in Davidson County, Tennessee, on April 6, 2014.

6. It was not necessary to formally administer my mother's estate, however, the Last Will and Testament of Mary Elizabeth Bennett will be filed with the Probate Court Clerk's Office for Davidson County, Tennessee. In Article III of the will, our mother left her residuary estate to James Bennett but should he predecease her, then in equal shares to her three children, the affiants, Ronnie Bennett, Lonnie Bennett, and Gary Stephen Bennett. As a result, we, Ronnie Bennett, Lonnie Bennett, and Gary Stephen Bennett are the sole heirs at law and the sole residuary beneficiaries of Mary Elizabeth Bennett or Mary E. Bennett and are now sole owners of the above property under the Tennessee laws of descent and distribution.

7. There were and are no debts or claims against Mary Elizabeth Bennett 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 Mary Elizabeth Bennett, 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 Mary Elizabeth Bennett which are payable from the real property described above.

Dated this 16 day of October, 2014.

Ronnie Bennett

Lonnie Bennett

Gary Stephen Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a notary public in and for said county, personally appeared Ronnie Bennett, Lonnie Bennett, and Gary Stephen Bennett who, after being duly sworn, stated that the facts contained in the foregoing affidavit are true to the best of their knowledge, information, and belief.

NOTARY PUBLIC

My Commission Expires: December 6, 2016

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN