BILL GARRETT, Davidson County
Trans:T20150106646 AFFIDAVITH
Recvd: 12/17/15 13:31 3 pgs
Fees:17.00 Taxes:0.00
20151217-0127050

This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive, Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a title search and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Addresses New Owner:	***Send Tax Bills To:***	***Map/Parcel***
RICHARD HODGES and MATTHEW HODGES 4000 Brick Church Pike Nashville, Tennessee 37207-1506	Same	041-00-0-041.00

AFFIDAVIT OF HEIRSHIP

Comes now, Robert M. Pautienus III, having been first being duly sworn, and on his oath does depose and state that he is of lawful age and all information is based upon his belief and personal knowledge. Pursuant to Tenn. Code Ann. §30-02-712, affiant further depose and state:

1. Affiant is an attorney with Fidelis Law PLLC, at 216 Centerview Drive, Suite 317, Brentwood, Tennessee 37027, and is a resident of Williamson County, Tennessee.

2. Based upon research and documents, the Affiant has personal knowledge of the family of Owen Everett Hodges, being one and the same as Owen E. Hodges, and Mary Margaret Hodges, decedents.

3. Affiant is not a beneficiary of Owen E. Hodges and Mary Margaret Hodges, and is an otherwise disinterested party.

4. Owen E. Hodges and wife, Mary Margaret Hodges were residents of Davidson County, Tennessee, and held a joint tenancy by the entireties interest in the property known 4000 Brick Church Pike, Nashville, Davidson County, Tennessee 37207.

5. Owen E. Hodges died on August 27, 2011, leaving Mary Margaret Owens as the sole owner of said property.

6. Mary Margaret Owens died on September 12, 2011, at the age of ninety-one (91) years, leaving her son and grandson, Richard Hodges and Matthew Hodges, as equal owners of the subject property, pursuant to the terms of the Last Will and Testament of Mary Margaret Hodges, of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 11P-1670.

7. The value of all of the assets of the Decedents did not exceed the amount of the exemption for inheritance taxes allowed in the years the Decedents died.

8. The Decedents' estates were not subject to a claim from TennCare.

9. A probate estate was opened for the Estate of Mary Margaret Hodges, in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 11P-1670.

10. At the time of her death, Mary Margaret Owens, owned real property in fee simple absolute located at 4000 Brick Church Pike, Nashville, Davidson County, Tennessee 37207, and being more particularly described as follows:

LEGAL DESCRIPTION ATTACHED

Being a part of the property conveyed to Owen E. Hodges and wife, Mary Margaret Hodges, by deed from Walter E. Gasser and wife, Margaret K. Gasser, of record in Book 2038, Page 124, Register's Office for Davidson County, Tennessee.

11. This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. §30-02-712 to help establish and reflect the heirship with respect to any real or personal property owned by Owen E. Hodges and Mary Margaret Hodges, in Davidson County, Tennessee or elsewhere and particularly to confirm the vesting of title to the real property known as 4000 Brick Church Pike, Nashville, Davidson County, Tennessee 37207 in Richard Hodges and Matthew Hodges, as tenants in-common.

FURTHER AFFIANT SAITH NOT. Dated this 15th day of December, 2015.

ROBERT M. PAUTIENUS III

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT M. PAUTIENUS III, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 15th day of December, 2015.

NOTARY PUBLIC
My Commission Expires: _____

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-15-2017

LEGAL DESCRIPTION

A tract of land in the 10th and 12th Civil Districts of Davidson County, being Lot No. 4 on the Plan of the Hill Tract of the Lands of T.T. Shaw, deceased, as of record in Minute Book "Q", page 470, County Court for said County, and a 35.5 acre tract lying adjacent to and East of said Lot No. 4, described together according to a survey made by Geo. W. Watkins, Surveyor, February 22, 1952, as follows:

BEGINNING at a point in the center of Brick Church Pike at the Southeast corner of the property conveyed to Jackson; thence with the Southern boundary line of said Jackson property along an old fence North 85° 45' West 2,076 feet to a point on the Eastern boundary line of said Lot No. 4; thence with the Eastern boundary line of said Lot No. 4 North 2° 15' Esat 112 feet to thge Southeast corner of Lot No. 3 and 4 Westwardly 1,452 feet to a point; thence South 12° 30' East346.5 feet to a point; thence Southwardly 280.5 feet to a point; thence Eastwardly 1,386 feet to a point; thence South 20° East 135 feet; thence North 83° East 2,010 feet to the center of said Brick Church Pike; thence with the center of said Brick Church Pike North 19° 45' West 535.5 feet to the Beginning, containing 54.5 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Land in the 10th and 12th Civil Districts of Davidson County, Tennessee being part of Lot No. 4 on the Plan of the Hill Tract of the lands of T.T. Shaw, deceased, as of record in Minute Book "Q" page 470, County Court for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, not dated, as follows:

BEGINNING at the Northeast corner of a part of Lot No. 5 of the Hill Tract, conveyed to Walter E. Gasser by deed from James M. Shaw, of record in Book1077, page 423, Register's Office for said County, said point being also the Southeast corner of the property conveyed to C.F. Thomason; thence with the Eastern boundary line of said Thomason's property North 18° 50' 50" West 354.34 feet to the Southwest corner of Lot No. 3 of the Hill Tract conveyed to J.W. Williams by deed from R.A. Taylor and wife, of record in Book 2139, page 431, said Register's Office; thence with the Southern boundary line of said Williams' property and an old fence North 85° 16' 30" East 640.34 feet to a fence corner tree; thence South 14° 18' 40" West 454 feet; thence South 75° 41' 20" East 392.2 feet; thence South 14° 18' 40" west218.16 feet to a point in the Northern boundary line of the property owned by Walter E. Gasser; thence with said Gasser's line due West (270°) 707.56 feet to a 48 inch beech tree at the Southeast corner of said Lot No. 5 owned by Gasser; thence with the Eastern boundary line of said Lot No. 5 North 44° 45' West 361.4 feet to the beginning. Being the Parcel of land conveyed to A.G. Beaman and T.B. Baker, Jr. d/b/a Capitol Broadcasting Company by deed from Owen E. Hodges and wife Mary Margaret Hodges of record in Book 2247, page 195, Register's Office for Davidson County, Tennessee and containing 9.84 acres, more or less.