This Instrument Prepared By:
Paul A. Gontarek, Esq.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

BILL GARRETT, Davidson County
Trans:T20160007710 AFFIDAVITH
Recvd: 01/28/16 15:55 6 pgs
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20160128-0008544

AFFIDAVIT OF INHERITANCE (REAL ESTATE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Paul A. Gontarek, being first duly sworn according to law, being of lawful age and a resident of the State of Tennessee since 1999, pursuant to Tenn. Code Ann. § 30-2-712, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. Christine Bowden Griggs, also known as Thelma Christine Bowden Griggs, (the "decedent") died on July 20, 2004.

2. The decedent died without a surviving spouse. The decedent was unmarried at her death and died a widow. The decedent's husband, U.E. Griggs, predeceased her on June 4, 1990.

3. The decedent died with one (1) surviving issue – her son, Donald Edward Griggs. The decedent never had any other children, born or adopted.

4. At the time of her death, the decedent owned a parcel of real estate in Davidson County, Tennessee, of record in Book 5575, Page 127-128, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being Part of Parcel Identification Number 061 06 0 002.00

Land in Davidson County, Tennessee, being a part of Lot No. 7 on the Plan of Section 14, Gra-Mar Acres, as of record in Book 4300, page 53, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Broadmoor Drive, at the corner of Lots 6 and 7; thence in a southerly direction along the west margin of Lot No. 7, 213.6 feet to the common corner of Lots 6 and 7; thence in an easterly

direction along the southerly margin of said Lot No. 7, 6.6 feet to a point, said point also being the northerly common corner of Lots 11 and 12; thence in a northerly direction 213.6 feet, more or less, to the point of beginning and containing 800 square feet, more or less.

Being the same property conveyed to U.E. Griggs and wife, Christine Griggs by deed from Mary Sue Johnson Brooks dated February 5, 1980, of record in Book 5575, Page 127, Register's Office for Davidson County, Tennessee.

This is unimproved property formerly part of 426 Broadmoor Drive, Nashville, TN 37216, now known as part of 422 Broadmoor Drive, Nashville, TN 37216.

Christine Bowden Griggs acquired the real estate owned by her and her husband, U.E. Griggs, as tenants by the entirety, by right of survivorship when U.E. Griggs predeceased her on June 4, 1990

5. The Last Will and Testament of Christine Bowden Griggs was duly admitted to probate on September 16, 2004 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, as Case No. 04P-1363. The Last Will and Testament named SunTrust Bank as the executor. SunTrust Bank was duly qualified and appointed by said Court. All debts of the decedent were paid. The Tennessee Inheritance Tax Clearance was received. The Estate of Christine Bowden Griggs was officially closed by Seventh Circuit Court, Probate Division, for Davidson County, Tennessee on June 6, 2005. A copy of the Court Order is attached hereto as Exhibit A.

6. Pursuant to the terms of the Last Will and Testament of Christine Bowden Griggs, her residuary estate, including real property, was to be held in Trust for the benefit of Donald Edward Griggs. However, the Donald Edward Griggs Trust was terminated by SunTrust Bank, Trustee on May 1, 2008. All assets were distributed to Donald Edward Griggs as the sole beneficiary under the Trust.

7. I am an attorney licensed to practice in the State of Tennessee. I am also the duly appointed conservator over the person and property of Donald Edward Griggs. A copy of my Letters of Successor Conservatorship is attached hereto as Exhibit B.

8. This affidavit will confirm the vesting of all right, title and interest in the real property described above, after the death of Christine Bowden Griggs and the termination of the Donald Edward Griggs Trust to Donald Edward Griggs.

Further, affiant saith not.

Dated this the 26th day of January, 2015.

Paul A. Gontarek

Subscribed and sworn to before me
this the 26th day of January, 2016.

Notary Public

My Commission expires: _____

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Paul A. Gontarek, the affiant, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, on this the 26th day of January, 2016.

Notary Public

My Commission expires: _____

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

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IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

D.C.

IN THE ESTATE OF:	)	Docket No. 04P-1363
CHRISTINE BOWDEN GRIGGS	)	
Deceased	)	

ORDER TO CLOSE

IT APPEARS to this Court, based upon the representations of the personal representative of this estate, as follows:

1. this estate is solvent and has been properly administered;

2. all claims, if any, have been paid, released or adjudicated;

3. the Tennessee Department of Revenue Release, or alternatively, an Affidavit pursuant to T.C.A. 67-8-409(g) regarding the inheritance taxes has been filed along with a Statement regarding Tenncare;

4. a personal representative statement has been filed with the Clerk detailing the completed and proper performance of his or her duties pertaining to the administration of this estate;

5. if applicable, distributee statements have been filed by each residual distributee confirming their satisfaction with the personal representative, waiving their right to any accounting and their acknowledgement that they have received their proper distribution

EXHIBIT
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A

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and release the personal representative, and surety, if any, from further liability in connection with this estate;

6. all administrative costs are hereby taxed to the petitioner, designated personal representative or subsequent appointee;

IT IS, THEREFORE, ORDERED, that this estate is hereby closed.

ENTER, this 6th day of June, 2005.

Robert High Bradshaw, Jr.
Probate Master

Approved for Entry.

N. Courtney Hollins, Esq., 11533
Hollins & Associates, PLLC
401 Church Street
L & C Tower, Suite 2720
Nashville, TN 37219
615-255-5345

Mailed signed copy to:

N. Courtney Hollins, Esq., 11533
Hollins & Associates, PLLC
401 Church Street
L & C Tower, Suite 2720
Nashville, TN 37219

LETTERS OF SUCCESSOR CONSERVATORSHIP

Conservatorship of Donald E. Griggs, Docket No. 05P-1420

To: Paul A. Gontarek:

IT APPEARING to the Court that Donald E. Griggs continues to be in need of the appointment of a Fiduciary to manage the personal and financial affairs of this respondent and you having qualified according to law, and the Court having ordered that Letters issue:

THEREFORE, you, Paul A. Gontarek, are empowered to take full authority over the personal and medical care of this person and to enter upon their property, to take into your possession, for the use and benefit of the aforementioned respondent, the assets of the personal estate of the respondent. Further, you are empowered to bring such suits or actions in relation thereto as may be deemed necessary and proper and in accordance with your duties, submit an Inventory within sixty (60) days of your appointment and file Annual Accountings pursuant to the statute, unless waived. Further, you must adhere to the Property Management Plan approved and adopted by the Court and make the necessary increases to the bond, if any, as required and at such time, make and prepare a Final Settlement of your accounts in this matter. HEREIN FAIL NOT.

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this 26th day of April, 2013.

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Richard R. Rooker, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Successor Conservatorship issued to Paul A. Gontarek, in this matter, and I do further certify that this person(s) is still acting as the court-appointed Fiduciary in this matter, and continues to be entitled to full faith and credit, as it appears from the records in my office at Nashville, Tennessee, this day of April 26, 2013.

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

EXHIBIT B