ADMINISTRATOR'S AFFIDAVIT

BILL GARRETT, Davidson County
Trans:T20160017288 AFFIDAVIT
Recvd: 03/02/16 14:14 4 pgs
Fees:22.00 Taxes:0.00
20160302-0020069

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Peggy D. Mathes, being duly sworn according to law would state as follows:

1. That she is the duly appointed Administrator of the Estate of Nancy Bennett who died testate in Davidson County, Tennessee on August 25, 2012.

2. The Last Will and Testament of Nancy Bennett was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, being docket no. 12P-1419.

3. Pursuant to an Order Approving Settlement Agreement and Terminating Charitable Trust U/W dated May 22, 2012, Paragraph 12 (c) all real property belonging to the decedent, Nancy Bennett, at her death was distributed to **Yvonne Leggett**. Said Order was entered in this cause on August 31, 2015, and settled all issues and disputes relating to the beneficiaries of all assets belonging to Nancy Bennett at her death, including fee simple interest in parcels of land in Davidson County, Tennessee, known as **412 Isaac Drive, Goodlettsville, TN 37072, O Lickton Pike, Goodlettsville, TN 37072 Par 9,** and **O Lickton Pike, Goodlettsville, TN 37072 Par 55.**

4. The real property known as **412 Isaac Drive, Goodlettsville, TN 37072, Map 18-03-0, Par 38, 10D 18545,** is more fully described as:

Land in the 10th Civil District of Davidson County, Tennessee, according to the resubdivision of a portion of the Martha P. Bennett land, dated June 13, 1977, by John B. Rainey, Surveyor, as follows:

BEGINNING at a concrete marker on the south side of Isaac Drive, being the northwest corner of G. B. Walron's property and the northeast corner of this lot; thence with the proposed margin of the extension of Isaac Drive, South 88 deg. 39 min. West 150.50 feet to a concrete marker; thence South 1 deg. 21 min. East 290.40 feet to a point; thence North 88 deg. 39 min. East 150.50 feet to a point; thence North 1 deg. 21 min. West 290.40 feet to the point of

beginning and containing 1.00 acres, more or less.

Being the same property conveyed to Nancy E. Bennett by quitclaim deed from Martha P. Bennett, of record in Book 11227, page 91, RODC, TN

5. The real property known as **O Lickton Pike, Goodlettsville, TN 37072 Par 9, Map 18 0, Par 9,** is more fully described as:

Property located in the 10th Councilmanic District of Davidson County, Tennessee, Being shown as parcel 9.00 on Davidson County property map 18 and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 1, 2008, and known as Job No. 08-0016, as follows:

Property located in the 10th Councilmanic District of Davidson County, Tennessee, Being shown as parcel 9.00 on Davidson County property map 18 and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 1, 2008, and known as Job No. 08-0016, as follows:

BEGINNING at an iron pin set in a fence at the Northeast corner of the herein-described tract and the Northwest corner of the Nancy E. Bennett property of record in Book 11227, Page 88, R.O.D.C., TN. Said point of beginning also being in the southerly line of the Mark D. Morris etux property of record in Book 11089, Page 134, R.O.D.C, TN. Thence from said POINT OF BEGINNING, with the westerly line of Nancy E. Bennett, S 41°27'14" E - 521.91' to an iron pin set in the center of a gravel drive in the northerly line of the Bennett heirs property of record in Book 4273, Page 918, R.O.D.C., TN. Thence with the center of said gravel drive and the northerly line of Bennett heirs, S 64°39'20" W - 151.09' to an iron pin set; Thence S 61°38'10" W - 151.42' to an iron pin set; Thence S 58°42'41" W - 68.21' to an iron pin set in the center of said gravel drive, opposite a fence corner; Thence leaving said gravel drive with said fence and the easterly line of the Robin Samantha Ott property, of record in Instrument No. 20010720-0077358, R.O.D.C., TN., N 31°15'54" W - 665.14' to an iron pipe at a fence corner in the southerly line of the William T. Carlisle etux property of record in Book 7123, Page 816, R.O.D.C., TN. Thence with a fence and Carlisle's southerly line, N 75°06'01" E - 270.66' to the POINT OF BEGINNING, containing 4.52 acres, more or less

Being the same property conveyed to Nancy Bennett from Martha P. Bennett by Will recorded under Docket No. 07P 1592 Seventh Circuit Court of Davidson County, Tennessee, and by Quitclaim deed from Annette Ralph and husband, John Ralph, and Barbara Dildy and husband, Bobby G. Dildy, Individually and as Executor of the Estate of Martha P. Bennett of record as Instrument No. 20090407-0031525, RODC, TN.

6. The real property known as **O Lickton Pike, Goodlettsville, TN 37072, Map 18 0, Par 55, 10D 10030** is more fully described as:

Property located in the 10th Councilmanic District of Davidson County, Tennessee. Being shown as Tract 1 on a survey by J. Bruce Rainey, Surveyor #823, dated March 7, 2008 and last revised on April 4, 2008 and known as Job No. 08-0016, as follows:

BEGINNING at an iron pin set in the southerly right-of-way of Lickton Pike at the Northwest corner of the herein-described tract. Said pin being the Northeast corner of the J. B. Nettles property of record in Plat Book 8250, Page 98, R.O.D.C., TN. Thence with the southerly right-of-way of Lickton Pike and a curve left having a radius of 590.87', a chord length of 55.97', said chord having a bearing of S 74°32'06" E and an arc length along said curve of 55.99' to an iron pin set; Thence leaving Lickton Pike with a new line, S 11°14'43" E - 136.61' to an iron pin set; Thence S 02°37'01" W - 84.34' to an iron pin set; Thence S 57°48'51" W - 83.14' to an iron pin set; Thence S 63°54'59" W - 97.07' to an iron pin set; Thence S 70°24'10" W - 44.14' to an iron pin set; Thence S 68°18'23" W - 420.60' to an iron pin set; Thence S 61°05'14" W - 83.55' to an iron pin set in the center of a gravel drive; Thence with the center of said drive, N 47°55'08" E - 85.10' to an iron pin set at the Southeast corner of the Nancy Bennett property of

record in Book 11227, Page 88, R.O.D.C., TN.; Thence N 30°56'57" W - 31.26' to a nail in a fence post at the Southwest corner of the J. B. Nettles property of record in Plat Book 8250, Page 98, R.O.D.C., TN. Thence with the southerly line of the Nettles property, N 68°18'23" E - 429.66' to an existing iron pin; Thence N 70°24'10" E - 42.22' to an existing iron pin; Thence N 63°54'59" E - 91.57' to an existing iron pin; Thence N 57°48'51" E - 54.34' to an existing iron pin; Thence N 02°37'00" E - 52.12' to an existing iron pin; Thence N 11°14'43" W - 155.69' to the POINT OF BEGINNING, containing 0.99 acres, more or less.

Being the same property conveyed to Nancy Bennett from Martha P. Bennett by Will recorded under Docket No. 07P 1592 Seventh Circuit Court of Davidson County, Tennessee, and by Quitclaim Deed from Annette Ralph and husband, John Ralph, and Barbara Dildy and husband,

Bobby G. Dildy, Individually and as Executor of the Estate of Martha P. Bennett of record as Instrument No. 20090407-0031526, RODC, TN.

LAND in the 10th Civil District, a portion of the Connell Estate Plan recorded in Book 2, page 103, Chancery Court, and described as follows:

BEGINNING on the extreme northern corner of this tract on a northwest corner of the Nettles Land and from said point runs; South 35-51 East 313.2 feet, with Nettles to a stake, South 26-22 East 135.5 feet with Nettles line to a stake, South 38-28 East 106.00 feet to the center of the hollow road at a point 20.1 feet past an iron pin-Nettles corner, South 49-30 West 163.0 feet with center of Hollow Road, to a point opposite the end of fence, North 49-00 West 630.0 feet to a stake in the fence on the hill, North 72-27 East 269.0 feet with the fence line to the old boundary line, North 3-00 East 58.0 feet with the fence to the beginning point, and containing 3.02 acres, more or less.

Being the same property conveyed to Nancy E. Bennett from Martha P. Bennett by Quitclaim Deed reserving a life estate of record in Book 11227, page 88, RODC, TN.

Further affiant sayeth not.

Peggy D Mathes
PEGGY D. MATHES

Sworn to and subscribed before me,

This 23rd day of February, 2016.

Chelsea J. Williams
Notary Public
My Commission expires: 3-6-18

CHELSEA J. WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Prepared By:
Peggy D. Mathes, Attorney
20 Academy Place
Nashville, TN 37210
615 251-6968