THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 BILL GARRETT, Davidson County Trans:T20160051740 AFFIDAVITH Recvd: 06/17/16 15:03 11 pgs Fees:57.00 Taxes:0.00 20160617-0061935	STATE OF Tennessee COUNTY OF Davidson The actual consideration for this transfer is: $0.00 John H. Vaughn, III Subscribed and sworn to before me, this 13th day of June, 2016. Rebecca A. Dailey NOTARY PUBLIC My Commission Expires: My Commission Expires MAR. 7, 2017

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John H. Vaughn, III 2301 Sunset Place Nashville, TN 37212	New Owner	Map & Parcel: 104 15 0 250.00

STATE OF Tennessee)
)
COUNTY OF Davidson)

AFFIDAVIT OF HEIRSHIP

1. My name is John H. Vaughn, III. I am an adult resident of the State of Tennessee. I am competent to give the testimony in this sworn Affidavit, and my testimony herein is based upon my personal knowledge.

2. I am the only son of Helen Stringfellow Vaughn, deceased (hereinafter the "Decedent"). I am the sole residuary beneficiary of Decedent's Last Will and Testament, attached hereto as **Exhibit 1**.

3. Decedent was a resident of Davidson County and was widowed at the time of her death on January 24, 2012. Decedent's Last Will and Testament was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, *Docket No. 12P657*, attached hereto as **Exhibit 2.**

4. Decedent owned a certain parcel of improved real property at the time of

her death located at 2301 Sunset Place, Nashville, TN.

5. The parcel of improved real property located at 2301 Sunset Place, Nashville, TN, is more fully and particularly described as:

> Being Lot No. 25 and the west half of Lot No. 24 on the Map of Linden Place, of record in Book 547, pages 121 and 122, Register's Office for said County. Said lot and part of said lot adjoin and front together 112.6 feet more or less on the south side of Linden Place and run back between lines, 180 feet on the west line of Lot No. 25 and 185 feet more or less on the east line of part of Lot No. 24 to a dead line in the rear, on which they measure 112.5 feet, more or less.
>
> Being the same property conveyed to John H. Vaughn and wife Helen S. Vaughn, as Tenants in Common by Warranty Deed to Create a Tenancy in Common, of record in Book 67, Page 423 in the Register's Office for Davidson County, Tennessee.

6. Pursuant to Tenn. Code Ann. § 31-2-103, Decedent's interest in the parcel of improved real property located at 2301 Sunset Place, Nashville, TN, as more particularly described herein, vested in John H. Vaughn, III, immediately upon Decedent's death, pursuant to Decedent's Last Will and Testament, and remains so vested as of the date of this Affidavit.

FURTHER AFFIANT SAYETH NOT.

SWORN this 13th day of June, 2016.

John H. Vaughn, III

STATE OF Tennessee)
)
COUNTY OF Davidson)

Now having first been sworn, the above-named John H. Vaughn, III, Affiant, appeared before me and proved his identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein.

Sworn to and subscribed before me, the undersigned Notary Public, this 13th day of June, 2016.

Rebecca Ashley
Notary Public

REBECCA ASHLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My commission expires:

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FILED
2012 APR 25 AM 8:58
RICHARD R. ROOKER, CLERK

WILL
OF
HELEN VAUGHN

I, HELEN VAUGHN, of Nashville, Tennessee, declare this to be my Will, and I revoke all prior Wills and Codicils that I have made.

ARTICLE I

I direct that all my just debts, my funeral expenses (including the cost of a suitable monument for my grave), and unpaid proved charitable pledges (whether or not the same are enforceable obligations of my estate), together with all administration expenses, payable in any jurisdiction by reason of my death (including those taxes and expenses payable with respect to assets which do not pass under this Will) shall be paid out of and charged generally against the principal of my residuary estate, without apportionment. My personal representative, in his or her sole discretion, may pay from my domiciliary estate all or any portion of the costs of ancillary administration and similar proceedings in other jurisdictions. In the event that any property or interest in property passing under this Will, by operation of law or otherwise by reason of my death, shall be encumbered by mortgage or lien, or shall be pledged to secure any obligation (whether the property or interest in property so encumbered or pledged shall be owned by me jointly or individually, legally or equitably), my personal representative, in his or her sole discretion, may either pay said obligation from my estate, thereby allowing said property or interest in property to pass without encumbrance, or may refuse to charge said indebtedness to or pay said indebtedness from my estate, so that the devisee, legatee,

HV

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joint owner taking by survivorship, or beneficiary receiving such property or interest in property shall take it subject to all encumbrances existing at the time of my death. I further direct that all estate, inheritance, and other death taxes (including interest and penalties, if any, but excluding any generation-skipping tax) shall be paid out of my estate, without apportionment, and I waive any right of reimbursement for, recovery of, or contribution toward the payment of those death taxes and administration expenses, except my personal representative shall seek reimbursement for, recovery of, or contribution toward the payment of any increase in federal or state estate tax attributable to property in which I have a qualifying income interest for life or over which I have a power of appointment which is not otherwise paid or payable. Any generation-skipping tax resulting from a transfer occurring under this Will shall be charged to the property constituting the transfer in the manner provided by applicable law.

ARTICLE II

A. I give all property that I own at my death, whether real, personal or mixed, and including any household furniture and furnishings, automobiles, books, pictures, jewelry, art objects, hobby equipment and collections, wearing apparel, and other articles of household or personal use or ornament, to my son JOHN H. VAUGHN III. In the event he predeceases me I give all property that I own at my death, whether real, personal or mixed, and including any household furniture and furnishings, automobiles, books, pictures, jewelry, art objects, hobby equipment and collections,

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wearing apparel, and other articles of household or personal use or ornament, to my grandchildren, *per stirpes*.

B. All costs of safeguarding, insuring, packing, and storing my tangible personal property before its distribution and of delivering each item to the place of residence of the beneficiary of that item shall be deemed to be expenses of administration of my estate.

ARTICLE III

A. I name my son JOHN H. VAUGHN III as personal representative under this Will. No personal representative of this Will shall be required to furnish bond or other security as personal representative.

B. If the appointment of a personal representative of my estate is necessary or desirable in any jurisdiction in which no personal representative herein named is able and willing to act, I appoint as my personal representative in that jurisdiction such person (who may be an officer or employee of a corporate personal representative then acting) or corporation as may be designated in an instrument signed by my personal representative under Paragraph A of this Article, if legally competent, otherwise by a majority of my beneficiaries, if legally competent, that personal representative to serve without bond, or if bond is required, without surety thereon, and to have all the powers and discretion with respect to my estate in that jurisdiction that are set forth or referred to in Paragraph C of this Article, to be exercised without court order. As used in this Will, the terms "personal

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representatives" and "personal representative" designate any court-appointed fiduciaries or fiduciary of my estate from time to time qualified and acting in any jurisdiction.

C. In addition to all powers granted by law, my personal representative shall have the power and discretion with respect to my estate during administration to sell real or personal property at public or private sales for any purpose and to hold title to property in the name of a nominee, all to be exercised without the necessity for any court order.

D. I empower my personal representative (i) to make such elections under the tax laws as my personal representative deems advisable, including an election to create qualified terminable interest property for both estate and generation-skipping tax purposes or for estate tax purposes alone, and (ii) to allocate the unused portion, if any, of my GST exemption (as defined in this paragraph) to any property with respect to which I am the transferor for generation-skipping tax purposes (irrespective of whether such property passes under this Will) in such manner as my personal representative deems advisable, in each case without regard to the relative interests of the beneficiaries; however, my personal representative shall not make adjustments between principal and income, or in the interests of the beneficiaries, to compensate for the effects of such elections and allocation. Any decision made by my personal representative with respect to the exercise of any tax election or the allocation of my GST exemption shall be binding and conclusive on all persons. As used in this Paragraph, the "GST exemption" means the exemption from generation-skipping tax allowed under Section 2631 of the Internal Revenue Code of 1986, as from time to time amended.

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E. I direct that the compensation of any corporate personal representative shall be in accordance with its published schedule of fees as in effect at the time the services are rendered.

F. I direct that no inventory or other court accountings be required. The personal representative's only responsibility for statements and accountings shall be to furnish a complete final accounting to the beneficiaries of my residuary estate.

I signed this Will on the 7th day of August, 2008.

Helen Vaughn
HELEN VAUGHN

On the date last above written, we saw HELEN VAUGHN, in our presence, sign the foregoing instrument at its end. She then declared it to be her Will, and requested us to act as witnesses to it. We then, in her presence and in the presence of each other, signed our names as attesting witnesses, believing her at all times herein mentioned to be of sound mind and memory and not acting under constraint of any kind.

Kathleen L Payne

Residing at 2910 Westmoreland Dr.
Nashville, TN 37212

Dana Denby

Residing at 910 Nantwood St.
Murfreesboro, TN 37130

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Kathryn L. Payne and David Neely

being severally duly sworn, depose and say that:

We are acquainted with HELEN VAUGHN, who executed this annexed Will, dated the 7th day of August, 2008, on that date at Nashville, Tennessee, by subscribing her name at the end thereof in the presence and sight of each of us. At the time of subscribing said Will, she declared the instrument so subscribed by her to be her Will, and we thereupon signed our names as witnesses at the end of said instrument at her request and in her presence and sight, and in the presence and sight of each other. At the time of executing said Will, she was over the age of eighteen years and in our opinion was of sound mind, memory and understanding and not under any restraint or in any respect incompetent to make a Will. The annexed Will was examined by the undersigned at the time this affidavit was made.

This affidavit is made at the request of HELEN VAUGHN.

Kathryn L. Payne

David Neely

SWORN TO AND SUBSCRIBED before me, this 7th day of August, 2008.

NOTARY PUBLIC

JOHN D. KITCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

HV

John D. Kitch, Attorney at Law, Suite 305, 2300 Hillsboro Road, Nashville, Tennessee 37212 (615) 385-9911

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the PETITION ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 25 day of APRIL, 2012, in Docket Number 12P657, IN RE: VAUGHN, HELEN STRINGFELLOW, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 26 day of MAY in the year 2016 and in the 239 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]

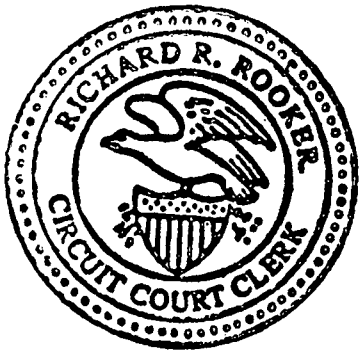


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FILED

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

2012 APR 25 AM 9:00

RICHARD R. ROOKER, CLERK

IN THE ESTATE OF:

Helen Stringfellow Vaughn,

Deceased.

No. **12P-657**

ORDER OF PROBATE

BE IT REMEMBERED, this 25th day of April, 2012, before the Probate Master, R. H. Bradshaw, Jr., a paper writing purporting to be Last Will and Testament of the deceased, properly executed and duly witnessed by **Kathryn L. Payne** and **Dawn Neely**, was admitted into probate. IT APPEARING from the affidavits and the testimony provided, that such instrument was written during the lifetime of the decedent, signed by witnesses in the presence of and at the request of the decedent, in the presence of each other and as attesting witnesses thereto, properly executed, duly witnessed, and that at the time of execution, the decedent appeared to be of sound mind and disposing memory.

IT IS, THEREFORE, **ORDERED, ADJUDGED AND DECREED**, that the Clerk is hereby directed to record such instrument and issue Letters Testamentary to **John H. Vaughn, III** to serve as **Executor** of this estate **without** bond.

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IT IS, FURTHER, **ORDERED, ADJUDGED AND DECREED**, that the filing of the **Inventory** is waived, the filing of **Annual Accountings** is further waived, however, an **Estate Status Report** will be due annually on the date of this Order.

Costs related to these proceedings are taxed to the Personal Representative.

ENTER, this 25th day of April, 2012.

R.H. Bradshaw, Jr.
Probate Master

Approved for entry:

John D. Kitch
Attorney of Record