THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
109 North Castle Heights Avenue
Lebanon, TN 37087

Owner:

Diana Vetter
4732 Crystal Brook Drive
Cane Ridge, Tennessee 37013

Map and Parcel: 149 04 0 181.00

BILL GARRETT, Davidson County
Trans:T20160095226 AFFIDAVITH
Recvd: 10/28/16 09:03 9 pgs
Fees:47.00 Taxes:0.00
20161028-0113858

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE
COUNTY OF WILSON

The undersigned, being familiar with the facts, being duly sworn, deposes and says:

Beverly B. Vitko died testate on June 26, 2015, in Nashville, Davidson County, Tennessee, the owner of the following described real estate:

> Land in Davidson County, Tennessee, being Lot No. 356 on the Plan of Edge-O-Lake Estates, Section IX, as of record in Book 3700, Page 131, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 356 fronts 80 feet on the southerly margin of Ravine Drive and extends back between parallel lines 147.5 feet to a dead line in the rear.
>
> Being the same property conveyed to James D. Vitko and wife, Beverly B. Vitko, by deed from Individualized Homes, Inc., dated September 26, 1968, of record in Book 4273, Page 601, Register's Office for Davidson County, Tennessee. James D. Vitko died on September 16, 1988, vesting title in Beverly B. Vitko as the surviving tenant by the entirety.

Under the terms of the Last Will and Testament of Beverly B. Vitko of record in the Probate Clerk's Office for Davidson County, Tennessee, under Docket # 16P1625, a certified copy of said Will being attached as Exhibit "A" and incorporated herein by reference, the above described property was devised to her daughter, Diana Vetter.

There are no debts or encumbrances remaining which are or might become a lien on said interest in the described real estate.

DAVID B. FOUTCH

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, DAVID B. FOUTCH, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 25th day of October, 2016.

Notary Public

My Commission Expires: 03-24-2020

RENEE THORNE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

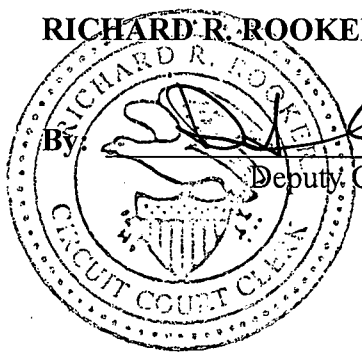
STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **LAST WILL AND TESTAMENT** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **16P1625**.

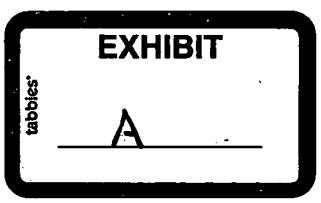
ESTATE OF BEVERLY B. VITKO

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 6th day of October in the year Two Thousand and Sixteen.

RICHARD R. ROOKER, Clerk



By: _____ Deputy Clerk



16p1625

Last Will and Testament

of

FILED

OCT 06 2016

BEVERLY VITKO

I, **BEVERLY VITKO,** domiciled in Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish, and declare this to be my Last Will and Testament, hereby revoking all former Wills and Codicils to Wills at anytime heretofore made by me.

ARTICLE I

I direct that all my just debts, my funeral expense and the costs of the administration of my estate be paid as soon as possible after my death. My Executrix in 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.

ARTICLE II

I hereby will, devise and bequeath my entire estate, whether real, personal, or mixed, wheresoever situated to my daughter Diana Vetter.

If Diana Vetter has predeceased me, then I will, devise, and bequeath all of my property to my daughter Vanessa Travis. It is my intent that Vanessa Travis not share in my estate unless Diana Vetter has predeceased me.

ARTICLE IV

I hereby nominate and appoint Diana Vetter as my Executrix of this my Last Will and Testament. I authorize my Executrix to do any and all things in her sole opinion that are necessary to complete the administration and settlement of my estate. I expressly give my Executrix power to convey land and grant title within the terms of this Will. I further direct that my Executrix serve without out bond and I waive inventory and annual accountings.

Beverly B Vitko
Testatrix

IN WITNESS WHEREOF, I have subscribed my name on this the 13 day of Feb, 2012 at Nashville, Tennessee.

Beverly Vitko
Beverly Vitko, Testatrix

The foregoing instrument consisting of two (2) typewritten pages was, at the date thereof, signed, published, and declared by the said **BEVERLY VITKO** as and for her Last Will and Testament in our presence, and we, the undersigned, at her request, and in her presence, and in the presence of each other, have subscribed our signatures as witnesses, this attestation clause having been read by us and we having noted that the events herein enumerated took place as stated.

Witness — 392 Hermitage Pl Ste 235 Nash, TN 37214
Address

Witness — 397 Harding Rd #215, Nash, TN 37211
Address

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, after first being duly sworn according to law, depose and say:

1. That they are adult citizens of the State of Tennessee.

2. That they witnessed execution of the Last Will and Testament of **BEVERLY VITKO,** dated the 13th day of February, 2012, to which this affidavit is attached, and that this affidavit is being made at the request of the Testatrix, and in accordance with *Tennessee Code Annotated, 32-2-110.*

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That the Testatrix signed said paper writing as and for her Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Will, the Testatrix was, in their opinion, of sound mind.

Witness

Witness

Sworn to and subscribed before me,

a Notary Public, on this the 13

day of Feb., 2012.

Notary Public

My Commission Expires: 3-4-2013

MARTHA CHILD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

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

Docket #16P1625

FILED

OCT 06 2016

IN RE: The Estate of **BEVERLY B. VITKO**, Deceased
DIANA VETTER, Petitioner

RICHARD R. ROOKER, Clerk
By _____ Deputy

ORDER

This cause came to be heard before this Honorable Court on the 6th day of October, 2016. Based upon examination of the Petition, the Decedent's Last Will, and the Affidavit of the subscribing witnesses, the Court finds the following:

1. It appearing that the deceased, Beverly B. Vitko, died on June 26, 2015;

2. That the Deceased was the owner of certain real property commonly known as 2613 Ravine Drive, Nashville, Davidson County, Tennessee;

3. That the Will should be probated for the purpose of facilitating it as a muniment of title;

4. There has been filed a Release from the Bureau of TennCare required by T.C.A. §71-5-116 evidencing that there were no nursing home claims paid on behalf of the Decedent; and

5. That there be no publication of Notice to Creditors pursuant to T. C. A. § 30-2-306(f) as more than one (1) year has passed since the Deceased's death and further, since the only purpose for filing the Will for probate is to evidence the title of the devisee under the Will to the real property.

It is therefore, **ORDERED, ADJUDGED AND DECREED**:

1. The Last Will and Testament of Beverly B. Vitko, deceased, be admitted to probate and that a certified copy of such may be registered in the Register's Office for Davidson County, Tennessee, as a muniment of title as to the interest of the deceased in the real property commonly known as 2613 Ravine Drive, Nashville, Davidson County, Tennessee, generally identified as Tax Map 149-4, Parcel 181, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 356 on the Plan of Edge-O-Lake Estates, Section IX, as of record in Book 3700, Page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 356 fronts 80 feet on the southerly margin of Ravine Drive and extends back between parallel lines 147.5 feet to a dead line in the rear.

Being the same property conveyed to James D. Vitko and wife, Beverly B. Vitko, by deed from Individualized Homes, Inc., dated September 26, 1968, of record in Book 4273, Page 601, Register's Office for Davidson County, Tennessee. James D. Vitko died on September 16, 1988, vesting title in Beverly B. Vitko as the surviving tenant by the entirety.

2. Publication of Notice to Creditors is waived.

DATED the 6th day of October, 2016.

SCOTT PILKINTON
Special Probate Master

APPROVED FOR ENTRY:

David B. Foutch, #13793
Attorney for Petitioner
ROCHELLE, McCULLOCH & AULDS, P.L.L.C.
109 North Castle Heights Avenue
Lebanon, Tennessee 37087
(615) 443-8757

Certificate of Service

I hereby certify that on the 6th day of October, 2016, a true and correct copy of the foregoing Order has been mailed to Ms. Vanessa Travis, 3301 East Lake Drive, Nashville, Tennessee 37214.

David B. Foutch

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **ORDER FOR MUNIMENT OF TITLE** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **16P1625**.

ESTATE OF BEVERLY B. VITKO

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 6th day of October in the year Two Thousand and Sixteen.

RICHARD R. ROOKER, Clerk

By: _____ Deputy Clerk

RICHARD R. ROOKER
CIRCUIT COURT CLERK