Davidson County	AFFIDAVIT
Recvd: 02/02/17 09:18	3 pgs
Fees:17.00 Taxes:0.00	
20170202-0011100	

8057082y
When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

AFFIDAVIT OF FACTS

Record 1st

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned authority, on this 8th day of DECEMBER, 2016 personally appeared the undersigned affiant, who swore on oath that the following facts are true:

"1. My name is **PATRICIA L. COTHRAN**, I am of sound mind, capable of making this affidavit, and fully competent to testify to the matters stated herein, and I have personal knowledge of each of the matters stated herein.

"2. That my spouse, **BARRY R. COTHRAN**, now deceased, and I were the record title holders of the following described property, as evidenced by that Deed DATED MAY 17, 1996, RECORDED, MAY 21, 1996, IN BOOK/PAGE: 10056 / 552; INSTRUMENT NO.: 0183789, IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE to wit:

BEING LOT NO. 7, ON THE PLAN OF MCCALL PARK, OF RECORD IN PLAT BOOK 3500, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL ID #133 02 0 369.00

Commonly known as: 179 Mccall Street, Nashville, TN 37211

"3. That my spouse and I were married prior to MAY 17, 1996, the date of our acquisition of title to the property described hereinabove, and we remained continuously married, without interruption by divorce from that date up to the date of my spouse's death MAY 1, 2016.

"4. That the value of my spouse's estate was insufficient to necessitate the filing of an

estate tax return and that there are no state or federal estate or inheritance tax due as a result of his death.

"5. That Affiant gives this Affidavit for the purpose of inducing Fidelity National Title Insurance Company to issue its policy or policies insuring the title to said property without exceptions(s) to encumbrance(s) or vesting issues which could have possibly arisen in the event of divorce of the Affiant and Affiant's spouse; and said Affiant does hereby agree to indemnify and hold Fidelity National Title Insurance Company harmless of and from any and all loss, cost, damage and expense of every kind, including Attorneys' fees, which it may suffer or incur or become liable for under its said policy or policies arising directly or indirectly out of or on account of such an intervening divorce, or in connection with its enforcement of its rights under this agreement."

FURTHER THE AFFIANTS SAYETH NAUGHT.

PATRICIA L. COTHRAN

U06130486
7414 12/15/2016 80570824/1

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, PATRICIA L COTHRAN, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE, Tennessee on this date of DECEMBER 8, 2016.

Notary Public
My Commission Expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Prepared By: Jessica Olson
127 John Clarke Rd
Middletown, RI 02842

I, LATHA PARAMESWARAN do hereby make oath that I am a ~~licensed attorney~~ and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Minnesota

County of Ramsey

Personally appeared before me, Xong Vang, a notary public for this county and state, LATHA PARAMESWARAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

XONG VANG
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

MY COMMISSION EXPIRES: January 31, 2017

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).