RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20170022392 AFFIDAVITH
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Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSE
COUNTY OF DAVIDSON

Affiant, Michael Payne, after first being duly sworn, states that he is an adult citizen and resident of Madison, Davidson County, Tennessee.

He further states that he knew Betty Lynn Spann for 6 years and was married to Betty Lynn Spann's niece and is familiar with the Spann Family.

Betty Lynn Spann died on September 19, 2015 and she was not married at the time of her death.

She was survived by her only child, Matthew R. Spann and she had no other surviving issue.

Betty Lynn Spann was the owner of certain improved residential property at 750 May Drive, Madison TN 37115, Davidson County, Tennessee.

This Affidavit of Heirship is freely given pursuant to T.C.A. 30-2-712, to help establish and reflect the heirship with respect to personal or real property owned by Betty Lynn Spann in Davidson County, Tennessee or elsewhere and particularly to confirm the vesting of title to the above referenced property.

FURTHER AFFIANT SAITH NOT.

Michael L Payne

Michael Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of March, 2017.



Notary Public

My Commission Expires: 5-6-19

EXHIBIT A

LAST WILL AND TESTAMENT of

_Betty Lynn Spann__
(Full Legal Names)

_____ 4912_____
(Identification / Social Security Number/s)

750 May Drive

___Madison, TN 37115___
(Address)

1. Declaration

I hereby declare that this is my last will and testament and that I hereby revoke, cancel and annul all wills and codicils previously made by me either jointly or severally. I declare that I am of legal age to make this will and of sound mind and that this last will and testament expresses my wishes without undue influence or duress.

2. Family Details

I have the following children:

Name: Matthew Ryan Spann Date of Birth 04/04/1982

3. Appointment of Executors

3.1. I hereby nominate, constitute and appoint Matthew Spann as Executor or if this Executor is unable or unwilling to serve then I appoint Debbie Arendall as alternate Executor.

3.2. I hereby give and grant the Executor all powers and authority as are required or allowed in law, and especially that of assumption.

3.3. I hereby direct that my Executors shall not be required to furnish security and shall serve without any bond.

3.4. Pending the distribution of my estate my Executors shall have authority to carry on any business, venture or partnership in which I may have any interest at the time of my death.

3.5. My Executors shall have full and absolute power in his/her discretion to insure, repair, improve or to sell all or any assets of my estate, whether by public auction or private sale and shall be entitled to let any property in my estate on such terms and conditions as will be in the best interest of my beneficiaries.

3.6. My Executors shall have authority to borrow money for any purpose connected with the liquidation and administration of my estate and to that end may encumber any of the assets of my estate.

3.7. My Executors shall have authority to engage the services of attorneys, accountants and other advisors as he/she may deem necessary to assist with the execution of this last will and testament and to pay reasonable compensation for their services from my estate.

4. Bequests

4.1. I bequeath unto the person named below, if he or she survives me by 30 (thirty) days, the following property:

Name: Matthew Ryan Spann
Relationship: Son
Residence: 105 White Oak Court. Hendersonville, TN 37075
Bequeathed Property: 750 May Drive. Madison, TN 37115 Described as Lot No. 102 on the Plan of Fairview, Section 3.

4.2. If at the time of my death any of the property described in 4.1. above is no longer in my possession or part of my estate, then the bequest of such property shall be deemed null and void and shall no longer form part of this will and testament.

4.3. If any of the persons named in 4.1. above do not survive me by 30 (thirty) days, the property bequeathed to such a person shall become part of the remainder of my estate.

5. Remaining Property and Residual Estate

5.1. I bequeath the remainder of my estate, property and effects, whether movable or immovable, wheresoever situated and of whatsoever nature in equal shares to my children named in 2. above.

5.2. I direct that the inheritance devolving upon any of my children under my last will and testament as well as the proceeds, the reinvestment of such proceeds and the income thereon

shall be free from the legal effects of any present or future marriage of any of my children, whether in or out of community of property including any accrual system and with or without the presence of any pre-marital agreement.

5.3. If any of my children are proved to be indebted to me by means of a legal instrument, then his / her share of my estate shall be reduced by the amount of such debt.

5.4. Should any of my children not survive me by 30 (thirty) days I direct that the remainder of my estate, property and effects, whether movable or immovable, wheresoever situated and of whatsoever nature be divided in equal shares between my remaining surviving children.

6. Special Requests

I direct that on my death my remains shall be buried at Spring Hill Cemetary_ and all funeral expenses shall be paid out of my estate.

7. General

7.1. Words signifying one gender shall include the others and words signifying the singular shall include the plural and vice versa where appropriate.

7.2. Should any provision of this will be judged by an appropriate court of law as invalid it shall not affect any of the remaining provisions whatsoever.

7.3. If something should happen to Matthew Spann before my estate is settled, then my sister Debbie Arendall will receive the total of my estate and be responsible for any financial matters that I have left unfinished.

Signed on this 27th day of August 20 15

at this location 1305 Stony Terrace Madison, TN in the presence of the undersigned witnesses.

SIGNED: Betty L Spann

WITNESSES

TERRY L. SPENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

appeared before me this 27th day of August 2015

Terry L Spence

MY COMMISSION EXPIRES SEPTEMBER 11, 2017

As witnesses we declare that we are of sound mind and of legal age to witness a will and that to the best of our knowledge Betty L. Spann the creator of this will, is of legal age to make a will, appears to be of sound mind and signed this will willingly and free of undue influence or duress. We declare that he / she signed this will in our presence as we then signed as witnesses in his / her presence and in the presence of each other witness, all being present at the same time.

Under penalty of perjury we declare these statements to be true and correct on this

27th day of August 20 15

at this location 1305 Sioux Terrace Madison TN, 37115

Witness 1.

Name: Sue M. Boguskie SUE M. BOGUSKIE

Address: 1309 Sioux Terrace

Signature: Sue M. Boguskie

Witness 2.

Name: MONICA IVANOVICI

Address: 1312 CHEYENNE BLVD

Signature: Monica Ivanovici

Appeared before me this 27th day

August 2015

TERRY L. SPENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 11, 2017