| Davidson County | AFFIDAVIT |
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| Recvd: 05/09/17 11:48 | 3 pgs |
| Fees:17.00 Taxes:0.00 | |
| 20170509-0045985 | |

# AFFIDAVIT OF FACTS

STATE OF TN §
§
COUNTY OF Davidson § 37211 TN

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

"1. My name is **Nathan C. Batson** 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, **Tammy** ~~Baston~~ Batson, now deceased, and I were the record title holders of the following described property, as evidenced by that Deed recorded in Instrument Number **20070216-0019858**, among the land Records of **Davisdon** County, state of **Tennessee** to wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan Woodland Forest, Section 1, of record in Book 6900, page(s) 534-536 Register's Office for said County, to which plan reference is hereby made for a more complete description.

This being the same property conveyed to Nathan C. Batson and wife, Tammy Batson from Keith L. Melton and wife, Mary L. Melton as shown by deed recorded on February 27, 2007 in the Office of the ROD for DAVIDSON County, TENNESSEE, as Instrument No. 20070216-0019858.

**Parcel ID: 114 14 A 77.00CO**

**Commonly known as: 209 Deer Point, Nashville, TN 37209**

"3. That my spouse and I were married prior to February 27, 2007, 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, **MY 22, 2014**.

"4. That Affiant gives this Affidavit for the purpose of inducing Stewart Title Guaranty 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 Stewart Title Guaranty 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

_____(SEAL)
**Nathan C. Batson**

Executed, subscribed and sworn to before me the day and year above written.

_____
Notary Public Valise Jackson

My Commission expires: 6/28/17

VALISE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Prepared By:
Katherine Calderon
Reltco, Inc.
13401 McCormick Dr.
Tampa, FL 33626

# True Copy Certification

I, JOSEPH FORD, 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 FLORIDA

County of HILLSBOROUGH

Personally appeared before me, Paula Pautauros ], a notary public for this county and state, Joseph Ford ] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

PAULA L. PAUTAUROS
Notary Public - State of Florida
My Comm. Expires Aug 18, 2017
Commission # FF 013835
Bonded Through National Notary Assn.