BILL GARRETT, Davidson County
Trans:T20170045173 AFFIDAVITH
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Fees:12.00 Taxes:0.00
20170526-0052863

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	This Affidavit was prepared based on information provided by the parties and no independent title examination was prepared.

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mary Dixon Bernard DeGruchy Paul DeGruchy 2398 Apple Hill Road Lynnville, TN 38472	New Owner	Parcel ID # 150 07 0 227.00

AFFIDAVIT OF HEIRSHIP

1. My name is Mary Dixon. 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 sister of Joseph DeGruchy, deceased (hereinafter, the "Decedent"). Decedent died on April 27, 2016 in Davidson County, Tennessee.

3. Decedent was not married at the time of his death and had no children. Our father and mother are predeceased. My two brothers, Bernard DeGruchy and Paul DeGruchy, and I are Decedent's only living heirs-at-law.

4. Decedent died without a valid Last Will and Testament and his estate is being administered according to the Tennessee laws of intestacy. I am the Executor of Decedent's estate.

5. The parcel of improved real property owned by Decedent and located at 3240A Anderson Road Antioch, TN 37013, is more fully and particularly described as:

> Land in Davidson County, Tennessee, being Lot No. 50A, Zone Lot Division, Lot 5, 6, and 7, Woodymore Heights, Section1, as of record in Plat Book 5800, Page 271, said Register's Office, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Joseph DeGruchy by deed from Wells Fargo NA as Trustee for the Holders of SASCO 2007-MLN1, a corporation organized and existing under the laws of the United States, dated May 10, 2008 and recorded in the Register's Office for Davidson, Tennessee, in Instrument No. 20080610-0059549.

8. Pursuant to Tenn. Code Ann. § 31-2-103, title to the parcel of improved real property located at 3240A Anderson Road Antioch. TN 37013 vested One-Third (1/3) to Mary Dixon, One-Third (1/3) to Bernard DeGruchy and One-Third (1/3) to Paul DeGruchy, in fee simple, immediately upon Decedent's death, and remains so vested as of the date of this Affidavit.

FURTHER AFFIANT SAYETH NOT.

SWORN this 17th **day of** 05**, 2017.**

Mary Dixon, Affiant

STATE OF TENNESSEE)
)
COUNTY OF Maury)

Now having first been sworn, the above-named Mary Dixon, Affiant, appeared before me and proved her 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 17 day of May, 2017.

Notary Public

My commission expires: 20 Aug 2019

TONYA JONES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY