BILL GARRETT, Davidson County
Trans:T20170064246 AFFIDAVITH
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Fees:22.00 Taxes:0.00
20170726-0075826

This Instrument Prepared By:
HAYNES, FREEMAN & BRACEY, PLC
P. O. Box 527
Goodlettsville, Tennessee 37070

NEW OWNER:	**SEND TAX NOTICE TO:**	**MAP-PARCEL NOS.**
James Edward Smith	Same	018-00-0-062.00
526 Sheath Circle		018-00-0-064.00
Lebanon, Tennessee 37087		

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The undersigned, after being duly sworn, deposes and states as follows:

JAMES EDWARD SMITH is the owner of the following described real estate:

As shown on Boundary Survey by McConnell Engineering dated 2-26-76:

Beginning at a point in the southerly right-of-way of Brick Church Pike, Said point being a Concrete Monument approximately 2,000 feet west of Hitt Lane; Thence, leaving said right-of-way S 11°53'42"E a distance of 1,215.32 feet to a Concrete Monument; Thence N 83°53'48" a distance of 118.00 feet to an iron pin; Thence, S68° 40'35" W a distance of 127.57 feet to an iron pin; Thence, S 3°55'03"E a distance of 49.32 feet to an iron pin; Thence, N 87°24'14"W a distance of 244.39 feet to an iron pin; Thence, N 6°01'42"E a distance of 227.64 feet to a point; Thence, S 83°07'44"W a distance of 490.57 feet to a point in the common line between subject property and land now or formerly owned by J. P. Stamper; Thence, with said line N 3°00'24"E a distance of 100.01 feet to an iron pin; Thence, N 7°25'42"E a distance of 268.24 feet to an iron pin; Thence, N4°30'56"E a distance of 695.90 feet to an iron pin in the southerly right-of-way of Brick Church Pike; Thence with said right-of-way N88°27'E a distance of 266.30 feet to a point; Thence,

with a curve having a radius of 1,573.82 feet a distance of 100.26 feet to a point; thence, N84°48'E a distance of 229.53 feet to the point of beginning and containing 19.72 acres more or less.

Beginning at a concrete monument in the common boundary line between subject Owner and land now or formerly owned by J. P. Stamper, said point being the Southwest corner of the property herein described; thence, with the line between subject Owner and Stamper, N 8°-09'-28"E, 284.77 feet to a point; thence, N 3°-00'-24"E, 115.23 feet to a point; thence, N 83°-07'-44"E, 490.57 feet to a point; thence, S 6°-01'-42"W, 227.64 feet to an iron pin; thence, S 6°-01'-42"W, 172.36 feet to an iron pin; thence, S 83°-17'-09"W, 318.08 feet to a concrete monument; thence, S 83°-17'-09"W, 176.8 feet to the point of beginning and containing 4.37 acres more or less.

Included within the above described property is an easement for egress and ingress to Parcel No. 63, Property Map No. 18 as shown on the Boundary Survey mentioned hereinabove, said easement being approximately 12 feet in width and the centerline of said easement being described as follows: Beginning at a point approximately 150 feet west of the Northeast corner of subject property in the common property line between subject property and Tract No. 2 on said Boundary Survey; thence, with a concrete drive, along the tangent lines of said drive, S 27°-26'W, approximately 110 feet; thence, S 50°-15'W, 136 feet; thence, S 20°-10'E, 247 feet; thence, S 62°-37'W, approximately 50 feet to a point in the common boundary line between subject Owner and Parcel No. 63, Property Map 18 shown on said Boundary Survey.

Also included is an easement herein described as approximately 12 feet in width for egress and ingress to Parcel No. 62, Property Map No. 18 as shown on said Boundary Survey and hereinafter referred to as Tract No. 3, the centerline of said easement being described as follows: beginning at a point in the line between Tract No. 1 and Tract No. 2, said point also being 95 feet more or less South of the right-of-way of Brick Church Pike; thence with a concrete drive, along the tangent lines of said drive, N 85°-37'W, approximately 170 feet; thence, S 68°-06'W, 534 feet; thence, S 35°-27'E, 294 feet; thence, S 20°-22'W, 173 feet; thence, S 40°-15;W, 118 feet; thence, S 27°-26'W, 55 feet more or less to a point in the line between subject property and Tract No. 3, said point being approximately 150 feet west of the Northeast corner of said Tract No. 3.

Said easements as set out above are for the purpose of allowing ingress and egress from Tract No. 1 portion of Parcel No. 32, Property Map No. 18 to and from Parcel No. 63, Property Map No. 18, known as Tract No. 4 and the heirs, assigns and successors of said property owner or owners.

Being part of the same property conveyed to Dr. James S. Hastie and Phillip Durham by deed from Thomas W. Drake and wife, Mary E. Drake of record in Book 4491, Page 371, Register's Office for Davidson County, Tennessee and further being part of the same property conveyed to Phillip Durham by James S. Hastie and Phillip Durham of record in Book 4505, Page 867 of the Register's Office for said County and further being part of the same property conveyed to James S. Hastie by James S. Hastie and Phillip Durham of record in Book 4508, Page 503, Register's Office for said County and further being part of the same property conveyed to James S. Hastie and Phillip Durham by Thomas Wesley Drake and wife, Mary Ellen Drake, of record in Book 4892, Page 564, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to James R. Kniffen by Quitclaim Deed from Dr. James S. Hastie and Phillip Durham and from James R. Kniffen to Phillip Durham of record in Book 5066, Page 708, Register's Office for Davidson County, Tennessee.

Phillip Durham died on December 15, 2016, a resident of Davidson County, Tennessee.

The owner received the fee simple interest in the Decedent's real estate described herein pursuant to the Last Will and Testament of Phillip Durham probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as Docket No. 17P-123.

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

JAMES EDWARD SMITH

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, ***JAMES EDWARD SMITH,*** the within-named Bargainor, with whom I am personally acquainted, who signed the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

WITNESS my and official seal at Goodlettsville, Tennessee, on this the 24th day of July, 2017.

NOTARY PUBLIC

My Commission Expires:

JUDY CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES FEBRUARY 25, 2020