Bill Garrett Davidson County
Batch# 566 AFFIDAVITH
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Fees: $42.00 Taxes: $0.00
20170913-0093606

Instrument Prepared By:
American Title & Escrow Services, LLC
7101 Sharondale Ct., Suite 200
Brentwood, Tennessee 37027

AFFIDAVIT OF HEIRSHIP

I, Martha Roberts, of Mt. Juliet, Wilson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge hereby affirm the following:

1. I am personally familiar with the family history of Lillie I. Grubbs a/k/a Lillie Huff Grubbs (the "Decedent") with full knowledge of the facts stated in this affidavit.
2. The Decedent died on March 10, 2017.
3. The Decedent was not married at the time of her death, having been predeceased by her husband, James Franklin Grubbs on March 31, 1971.
4. The following are all the children born to (or legally adopted by) the Decedent:
    a. Jeanette Stovall (formerly known as Jeanette Soule)
    b. Dorothy Elizabeth Seavers
    c. Martha Jane Coleman
    d. Sue Ella Brown (formerly known as Sue Ella Hambrock)
5. All of the children listed above survived the Decedent except Dorothy Elizabeth Seavers, who died on January 8, 2013.
6. The following are all the children born to (or legally adopted by) Dorothy Elizabeth Seavers, all of whom survived her:
    a. Michael Seavers
    b. Gregory Seavers
7. At the time of her death, the Decedent owned real property in Davidson County, Tennessee known as: 364 Binkley Drive, Nashville, Tennessee 37210.
8. The Decedent left a Last Will and Testament that her family does not intend to admit to the Probate Court. A copy of the Will is attached hereto as Exhibit A.

This affidavit is given as an inducement for Chicago Title Insurance Company to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify Chicago Title Insurance Company, American Title & Escrow Services, LLC and/or anyone relying on this document for any loss caused by a misstatement of facts.

T.C.A. 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his making such a sworn statement, on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness my hand this 11 day of September, 2017.

Martha Roberts
Martha Roberts

STATE OF TENNESSEE
COUNTY OF Williamson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Martha Roberts, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal in office this 11 day of September, 2017.

Lora C. Hayes
Notary Public

My Commission Expires: 7/26/2021

LORA C. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2021

EXHIBIT A

LAST WILL AND TESTAMENT

of

LILLIE HUFF GRUBBS

I, LILLIE HUFF GRUBBS, a citizen and resident of Nashville, Davidson County, Tennessee, being of legal age, sound and disposing mind and memory, fully aware of the uncertainty of life and the sureness of death, not acting under fraud, duress, menace or under influence of any person or persons whomsoever, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all other Wills and Codicils heretofore made by me.

ARTICLE ONE: I direct my Executrix, hereinafter named, to pay all my just debts, including the expense of my last illness, if any, and the expense of my funeral and burial, as soon after my decease as may be practical, and the expense of the administration of my estate as hereinafter directed from funds coming into her hands, promptly, and in accordance with priority directed by law.

ARTICLE TWO: I further direct that all estate, inheritance, succession, legacy, transfer and other taxes of the same nature, which are payable because of my death, including any interest or penalties thereon, with respect to the property comprising my estate for such tax purposes, whether or not such property passes under this Will and whether such taxes are payable by my estate or by any recipient or beneficiary of any such property, shall be paid entirely out of my estate as an expense of administration and without apportionment and with no right of reimbursement from any recipient or beneficiary of any such property.

ARTICLE THREE: I direct my Executrix to distribute the specific personal items to the persons indicated in the document I have attached hereto which I have signed and dated and made a part of my Will by reference, if the persons named survive me and the items are still available at my death.

Lillie Huff Grubbs

ARTICLE FOUR: I give, devise and bequeath all the rest, residue and remainder of my property of every kind and character, whether real, personal or mixed, and wheresoever situated, to my daughters, **JANE COLEMAN, SUE ELLA HAMBROCK, DOROTHY SEAVERS** and **JEANETTE SOULE**, in fee simple and absolutely, equally, share and share alike.

ARTICLE FIVE: If any of the beneficiaries mentioned herein should predecease me leaving issue, then I direct that the share of the deceased beneficiary be divided equally among her issue per stirpes by representation, but if no issue survives me, then the deceased beneficiary's share shall lapse and be divided equally, share and share alike, among the surviving beneficiaries.

ARTICLE SIX: I nominate, constitute and appoint my daughter, **SUE ELLA HAMBROCK**, as Executrix of this my Last Will and Testament, and I direct that she not be required to execute bond as such Executrix.

ARTICLE SEVEN: I authorize and empower my Executrix to sell all or any part of the remainder of my estate, whether real, personal or mixed, if and whenever in the settlement of my estate it is determined to be advisable and necessary and, in her discretion, to sell the whole or any part of any real, personal or mixed property, at public or private sale or sales, for such price or prices, and upon such terms and conditions, and at such time or times as may be determined advisable; to execute and deliver all deeds, instruments or other writings necessary to pass proper title thereto to the purchaser or purchasers thereof, free from all liability for or on account of the application of the purchase money; to compromise any claim against or for my estate; to retain, invest and re-invest in any property, without being restricted to so called legal investments and without responsibility for diversification.

ARTICLE EIGHT: If, in the course of the administration of my estate, my Executrix needs legal counsel, I request that she employ HERMAN L. KING, my attorney, who drafted this instrument and fully

Lillie Huff Grubbs

AFFIDAVIT OF WITNESSES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State Christine C. Branch and Robert W. Branch Jr, who, after being duly sworn, according to law, depose and say:

1. That they are adult citizens and residents of the State of Tennessee;

2. That they witnessed the execution of the Last Will and Testament of **LILLIE HUFF GRUBBS** dated the 5th day of August 1994, to which this Affidavit is being attached, and that this Affidavit is being made at the request of the Testatrix and in accordance with Tennessee Code Annotated, Section 32-211.

3. That the Testatrix signed said paperwriting which she declared to be her Last Will and Testament in their sight and presence.

4. That their signatures are affixed to said Last Will and Testament, as attesting witnesses; that they signed or affixed the same at the instance and at the request of the Testatrix and in her sight and presence and in the sight and presence of each other, on the date and at the place recited in said Last Will and Testament.

5. That at the time they witnessed said Last Will and Testament, the Testatrix was, in their opinion, of legal age, sound and disposing mind and memory, and not acting under the fraud, menace or undue influence of any person.

Christine C. Branch

Robert W. Branch Jr

Subscribed and sworn to before me
this 5th day of August 1994.

Herman L King Notary Public

My commission expires: January 24 1998

FIRST CODICIL TO THE

LAST WILL AND TESTAMENT

OF

LILLIE HUFF GRUBBS

I, **LILLIE HUFF GRUBBS**, of 364 Binkley Drive, Nashville, Davidson County, Tennesee, do hereby make, publish and declare this to be the First Codicil to my Will dated August 5, 1994.

1. I hereby modify Article VI of my will as follows:

> It is my desire that all four of my daughters serve as Co-Executrix of my estate after my death, instead of Sue Ella Hambrock serving as the sole Executrix of my estate. Therefore, I hereby name the Co-Executrix of my estate to be my daughters, Jane Coleman of Tampa, Florida, Sue Ella Hambrock of Nashville, Tennessee, Dorothy Seavers of Huntsville, Alabama, and Jeanette Stovall of Nashville, Tennessee to serve jointly as the Co-Executrix of my estate. I am modifying my will, so that all of my daughters will cooperate with each other in the disposition of my estate. I hereby relieve my Co-Executrix of posting a bond, filing an inventory or making any accounting to any court. Any reference in my Will to the "Executrix" shall be hereby deemed to be modified to mean "Co-Executrix" and referring to all four of my daughters named above.

2. Except as specifically modified by this Codicil, I hereby ratify, confirm and republish my Will dated August 5, 1994..

In witness whereof, I hereunto set my hand and seal on the 23d day of May, 2001.

Lillie Huff Grubbs

Lillie Huff Grubbs, Testatrix

WITNESS:

Christine C. Branch 367 Binkley Dr.
ADDRESS Nashville, Tenn. 37211

Robert W. Branch Jr 367 BINKLEY DR, NASHVILLE, TN 37211
ADDRESS

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned parties, after first being duly sworn, make oath or affirm that the foregoing First Codicil to the Last Will and Testament of **LILLIE HUFF GRUBBS** dated August 5, 1994, was signed by **LILLIE HUFF GRUBBS,** as and for and at that time acknowledged, published and declared by Testatrix to be, the First Codicil to her Last Will and Testament, in the sight and presence of us the undersigned who, at her request and in our sight and presence and in the sight and presence of each other, have subscribed our names as attesting witnesses on the 23dday of May, 2001, and we further make oath or affirm that the Testatrix was of sound mind and disposing memory and not acting under the fraud, menace or undue influence of any person, and was more than eighteen (18) years of age; and each of the attesting witnesses being more than eighteen (18) years of age.

Christine C. Branch — 367 BINKLEY Dr, Nashville TN 37211
Witness — address

Robert W. Branch Jr — 367 BINKLEY Dr, Nashville, TN 37211
Witness — address

_____ — _____
Witness — address

Sworn to and subscribed before me this 23d day of May, 2001.

Linda Schreiner, Notary Public

My Commission expires: July 28, 2001

SECOND CODICIL TO THE LAST WILL AND TESTAMENT OF

LILLIE HUFF GRUBBS

I, **LILLIE HUFF GRUBBS**, of 364 Binkley Drive, Nashville, Davidson County, Tennessee, do hereby make, publish and declare this to be the Second Codicil to my Will dated August 5, 1994.

1. I hereby amend Paragraph V of my Will by substituting the following:

> I hereby name my daughter, **MARTHA JANE COLEMAN,** of Millersville, Tennessee to be the Executrix of my estate. Should she be unable or unwilling to do so, I hereby nominate my daughter, **DOROTHY SEAVERS,** of Huntsville, Alabama, to be the first Alternate Executrix of my estate. I hereby authorize my Executrix in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming part of my estate, to exercise those powers set forth in Tennessee Code Annotated, Section 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as if copied herein verbatim. To the extent permitted by applicable law, no Executrix shall be required to furnish bond, file any inventory, or file any accountings with respect to the performance of the Executrix' duties.

2. I hereby revoke the First Codicil to my Will.

3. As amended by this codicil, I hereby ratify, confirm and republish my Will dated August 5, 1994.

In Witness whereof, I hereunto set my hand and seal on this the 4th day of May, 2005.

Lillie Huff Grubbs

LILLIE HUFF GRUBBS,
Testatrix

Signed, published and declared by the said **LILLIE HUFF GRUBBS**, as and for the Second Codicil to her Last Will and Testament date August 5, 1994 in the presence of us, the undersigned who, at her request and in her sight and presence and in the presence of each other, have signed our names as attesting witnesses on the day and date and at the place above written.

Witness

Witness

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned parties, after first being duly sworn, make oath or affirm that the foregoing Last Will and Testament was signed by **LILLIE HUFF GRUBBS** as and for and at that time acknowledged, published and declared by her to be, the Second Codicil to her Last Will and Testament date August 5, 1994, in the sight and presence of us the undersigned who, at her request and in her sight and presence and in the sight and presence of each other, have subscribed our names as attesting witnesses on the 4th day of May, 2005, and we further make oath or affirm that the Testatrix was of sound mind and disposing memory and not acting under the fraud, menace or undue influence of any person, and was more than eighteen (18) years of age; and each of the attesting witnesses being more than eighteen (18) years of age.

Witness — address: 437 Carl Miller Dr. Antioch, TN 37013

Witness — address: 2804 Oakland Ave. Apt. B, Nashville, TN 372

Sworn to and subscribed before me this 4th day of May 2005.

, Notary Public

My Commission expires: January 28, 2006