This Instrument Prepared by:

J. David Dillon
Dillon Estate Counsel, PLC
P.O. Box 158129
Nashville, TN 37215-8129
Ph. 615-970-7068

Bill Garrett Davidson County
Batch# 9540 **AFFIDAVITH**
10/09/2017 08:45:06 AM 13 pgs
Fees: $67.00 Taxes: $0.00
20171009-0103139

AFFIDAVIT OF HEIRSHIP TO REAL PROPERTY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned heirs of the Estate of JEANETTE C. WOODWARD, after being duly sworn, make oath as follows:

1. That JEANETTE G. WOODWARD ("Decedent") died on the 1st day of April, 2017, a resident of Davidson County, Tennessee;

2. That Decedent was predeceased by a spouse, WAYNE WOODWARD, who died on September 27, 2014 and did not remarry. She is survived by two sons, STEVEN B. WOODWARD and DAVID W. WOODWARD. There are no other surviving heirs of this estate.

3. That at the time of her death, Decedent owned certain real property located in Davidson County, Tennessee, which is more fully described in Exhibit A hereto ("the Property") being the same property conveyed to WAYNE WOODWARD and wife, JEANETTE G. WOODWARD, from HERMAN L. GREER and wife, CLARICE W. GREER, by Warranty Deed dated December 21, 1957, of record in Deed Book 2707, page 557, Register's Office of Davidson County, Tennessee;

4. The Decedent left a document purporting to be a last will and testament dated November 9, 2016. However, since this document leaves the decedent's property in the same shares and to the same individuals as the Decedent's heirs at law and since the Decedent left no probate estate requiring an administration, the purported last will and testament has not been offered for probate. A copy of the purported last will and testament is attached hereto as Exhibit B.

5. That in accordance with Tennessee law, upon Decedent's death the undersigned, acquired an ownership interest in the Property through intestate succession; The address for forwarding all future tax assessments regarding the Property is:

DAVID W. WOODWARD and
STEVEN B. WOODWARD
5006 Timberhill Drive
Nashville, TN 37211

WITNESS OUR HANDS this 29 day of September, 2017.

David W. Woodward, Affiant
DAVID W. WOODWARD

Steven B. Woodward, Affiant
STEVEN B. WOODWARD

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 29 day of September, 2017, before me personally appeared DAVID W. WOODWARD, to me known or proved to me on the basis of satisfactory evidence to be the person herein described, and who executed the foregoing instrument for the purposes therein contained and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS MY HAND and notarial seal.

MICHAEL ALLRED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Michael Allred
Notary Public
My Commission Expires: September 7, 2021

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 29 day of September, 2017, before me personally appeared STEVEN B. WOODWARD, to me known or proved to me on the basis of satisfactory evidence to be the person herein described, and who executed the foregoing instrument for the purposes therein contained and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS MY HAND and notarial seal.

MICHAEL ALLRED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Michael Allred
Notary Public
My Commission Expires: September 7, 2021

EXHIBIT A

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 351 on the Map of Section Five, Crieve Hall Estates, as of record in Book 2133, page 91, Register's Office for said County

Said Lot No. 351 fronts 90 feet on the east side of Timberhill Drive and runs back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Herman L. Greer and wife, Clarice W. Greer by deed from Bruce Batson and wife Cathrin P. Batson, of record in Book 2346, page 9, Register's Office for Davidson County, Tennessee. Being further, the the same property conveyed to Wayne Woodward and wife, Jeanette G. Woodward, from Herman L. Greer and wife, Clarice W. Greer, by Warranty Deed dated December 21, 1957, of record in Deed Book 2707, page 557, Register's Office of Davidson County, Tennessee

EXHIBIT B

LAST WILL & TESTAMENT

OF

JEANETTE G. WOODWARD

I, **JEANETTE G. WOODWARD**, currently residing at 5006 Timberhill Drive, Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, declare, and publish this to be my **Last Will and Testament**, hereby revoking any and all former Wills and any Codicils to Wills heretofore made by me.

Preamble:

This Will is my Will for all legal purposes unless and until such time that it is revoked or superseded at a later date by another instrument designated as My Last Will & Testament. Further, this Will is designed to dispose of my property in a fair and economical manner in light of both property and tax laws. It necessarily is a complex document of some length, and I trust that my family will understand that its technical language does not indicate a lack of affection for them. That affection has been and will be expressed in other ways.

It also should be noted that I have intentionally established the title and ownership of some of my personal property such as bank accounts, savings bonds and similar property. Depending on the title to the assets or the beneficiary designation form (if applicable), members of my family may take title and ownership of some, if not all, of my property outside this Will and outside of the probate of my estate. Whatever the case, the titling of my assets has been done intentionally, in some cases to avoid any delay in time of my family taking title and ownership of the property in question, and in others to avoid the cost and time of administration

Jeanette G. Woodward
Jeanette G. Woodward

of my estate. If it is appropriate, my Personal Representative may choose at his discretion to file the appropriate documents with the appropriate Court to the effect that no administration is necessary because of the few assets remaining to be administered under this Will.

ARTICLE I
FAMILY

A. Marital Status. At the time of signing this Will, I am widowed. My beloved husband, Alvin Wayne Woodward ("Wayne"), predeceased me in September 2014.

B. Children and Grandchildren. My husband and I have two (2) adult sons:

Steven B. Woodward ("Steve"), currently residing in Nashville, Tennessee; and
David W. Woodward ("David"), currently residing in Ashland City, Tennessee.

All references in this Will to "my children" or "my sons" shall be deemed to refer to my adult sons, listed above. The term "son" may refer to one of my sons.

I have no grandchildren. David has step-children from his marriage to his wife, Judy. I am fond of those children, but they are not my issue nor are they my natural heirs.

C. Other Family. Although I may have other relatives, other than my sons, in view of their circumstances and my relationship to them, I have decided not to make any provision for any other family member in this Will except as is specifically set forth herein. That is not due to any lack of affection, but is done in recognition of practical concerns. Consequently, unless a person is specifically named in this Will as a beneficiary or recipient of a gift, that person has intentionally been omitted from this Will, and no "pretermitted heir" doctrine shall apply.

ARTICLE II
PERSONAL REPRESENTATIVE

I nominate and appoint my sons, **Steve** and **David**, to serve as joint or Co-Personal Representatives of my estate (herein "Personal Representative") under this my Last Will and Testament. In the event that either Steve or David does not survive me, or if either one

Jeanette G. Woodward
Jeanette G. Woodward

for any reason should be unable to qualify or cease to serve, it is my wish that the survivor of them be appointed as Personal Representative of my estate. I direct that no bond be required of my Personal Representative so long as one or more of my children is serving in that capacity. However, such bond shall be required of any person serving as my Personal Representative if he/she has not been named and appointed by me in this Will. Further, no accounting or inventory shall be required for Court purposes so long as one or both of my sons is/are serving as my Personal Representative. Any reference herein to my Personal Representative (and/or joint or Co-Personal Representatives) shall include any person (and all persons) appointed herein in such capacity as well as any person named or identified in any probate document as Executor, Executrix, substitute Executor, successor Executor, or Co-Executor, and the reference (and any related pronoun) shall be construed in the appropriate number and gender.

ARTICLE III
DEBTS, EXPENSES, AND TAXES

I direct that all debts that shall be legally owing by me, my funeral expenses, and the expenses of administration of my estate be paid out of my estate by my Personal Representative as soon as practicable after my death. I further direct my Personal Representative to pay all estate, inheritance, and death taxes (if any) and any interest or penalty thereon, that shall be imposed by reason of my death, including such taxes on proceeds of insurance on my life, whether or not such proceeds are a part of my testamentary estate. Such taxes shall be paid from my residuary estate (see Article VII, below) without proration. My Personal Representative may pay from my residuary estate any cost of ancillary administration or similar proceedings in any other jurisdiction. I further direct that the proceeds of any life insurance on my life made payable to my Estate may be used by my Personal Representative to pay any debts, claims, taxes, expenses, or other obligations of my Estate, prior to specific bequests, devises, or gifts. If there are insufficient assets to pay these expenses, it is my wish and direction to my

Jeanette G. Woodward
Jeanette G. Woodward

Personal Representative that he pay all such expenses from the accounts in my name that would otherwise pass under my residuary estate.

ARTICLE IV
PERSONAL AND HOUSEHOLD EFFECTS

Given the nature of my assets, I am not making any specific bequest of my tangible personal property and household effects. It is my wish that my personal property and household effects be distributed in accordance with the terms and conditions of Article VII, hereof, concerning my residuary estate.

ARTICLE V
REAL PROPERTY AND RESIDENCE

Subject to the provisions of Article VI, below, concerning specific gifts, devises, and bequests, all real property (wherever situated), and any interest in real property, which I may own at the time of my death, or of which I may die possessed shall be administered as an asset of my estate in accordance with Tennessee Code Annotated § 31-2-103, to be vested and controlled as specified in the referenced code section and to be devised, given, and distributed in accordance with the terms and conditions of Article VII, hereof, concerning my residuary estate.

ARTICLE VI
SPECIFIC GIFTS, DEVISES AND BEQUESTS

Given the nature of my property and my relationship to those beneficiaries named herein, I have made no specific gift, devise, or bequest of any specific property, real or personal. Accordingly, the distribution of the entirety of my estate that is controlled by this Will shall be in accordance with the provisions of Article VII, below.

Jeanette G. Woodward

ARTICLE VII
RESIDUARY ESTATE

This Will has been prepared in light of all applicable federal and state tax laws in effect at the date this Will is signed. All property of any nature and kind, wherever located or situated, which I own or possess at the time of my death, for which no provision for disposition has been made by the form of ownership of the property (i.e., jointly titled accounts with right of survivorship, accounts payable upon death, beneficiaries designated under written agreement, or similar), or for which no disposition has been made in the preceding Articles III, IV, V and VI of this Will, shall constitute my residuary estate. I give, devise, and bequeath the entirety of my residuary estate to the following persons, in the following manner, and on the following terms and conditions:

1. On the condition that they survive me, the entirety of my residuary estate is hereby given, devised and bequeathed to my sons, Steve and David, in equal shares, share and share alike; provided, however, that if either son of mine has predeceased me, such deceased son's share shall be given, devised, and bequeathed to the other son if he is then surviving at the time of my death.

2. If both of my sons have predeceased me, the shares that would have passed and been given to each son, amounting to one-half (½) of my residuary estate, instead shall pass to, and is hereby given, devised and bequeathed to heirs of each son, with each son's one-half (½) share to be allocated among such deceased son's heirs as part of such deceased son's estate in accordance with such son's Will or by the laws of intestacy, whichever may apply.

3. It is my desire that reasonably equal allocation be made between my sons of those assets of mine for which it may be difficult or impossible to set a value, such as my home furnishings, jewelry, and similar tangible personal property, with such allocation to be

Jeanette G. Woodward

made as my sons may agree. If agreement cannot be reached, I direct that the assets or property in dispute be sold with the proceeds divided equally between my sons.

ARTICLE VIII
FIDUCIARIES

A. Personal Representative. The appointment and designation of my Personal Representative, as well as my requirements regarding bonds, accountings, and inventories, is set forth in Article II of this Will. I specifically authorize my Personal Representative to make any election that is necessary to fully utilize the maximum federal and/or estate and gift tax exclusion amount permitted under applicable tax law.

B. Fee to Personal Representative. Any person serving as Personal Representative hereunder will render valuable services for which payment of a reasonable fee will be deserved. Accordingly, I authorize any person serving as Personal Representative to receive and be paid a fee from my estate as may be reasonable and ordinary.

C. Powers of Personal Representative. In addition to any powers and other related administrative provisions granted or contained elsewhere in this Will, the Personal Representative of my estate may exercise any and all of the powers referenced in Article X of this Will, which shall apply to the administration of my estate, whether administered in Tennessee or administered in a state other than Tennessee. Such powers may be used in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate.

Jeanette G. Woodward
Jeanette G. Woodward

ARTICLE IX
MISCELLANEOUS PROVISIONS

A. Disposition of Assets.

If it be in the best interest of the beneficiaries of this Will, I authorize my Personal Representative, without order of any court, to sell and convey any of my real or personal property subject to the operation of this Will, not specifically devised or bequeathed herein, at public or private sale, without the joinder of any beneficiary, in such manner and upon such terms and for such prices as may seem best in the Personal Representative's sole discretion; and upon each and every sale of such property, the proceeds are to be deemed and treated as forming part of my residuary estate.

B. Discretionary Powers.

In supplement to the provisions of Article IX, section C. of this Will, and in addition to, and not in limitation of, all common law and applicable statutory authority and all powers granted in this instrument, the Personal Representative is granted and shall have the following specific discretionary powers, duties, and obligations:

(1) To hold and retain as investments all property of every kind and description, which at the time of my death is included in my estate, during the period of time that my estate is being administered.

(2) To acquire by purchase or otherwise and retain temporarily or permanently all kinds or realty and personalty without regard to principles of diversification.

(3) To borrow money, if the Personal Representative deems it advisable in the administration of my estate, upon such terms and conditions as my Personal Representative deems advisable.

(4) To enter into leases extending beyond the period of administration of my estate.

Jeanette G. Woodward

(5) To make distributions in cash or in kind, or partly in each, even if beneficial shares result in being composed differently.

(6) To exercise in general all powers, with respect to the said real or personal property, which any individual would be permitted to exercise in the management of similar property owned in his own right and not be responsible for losses, if any, resulting from honest mistakes in judgment.

C. Incorporation of Code Powers.

I authorize my Personal Representative to have and exercise any and all powers of a fiduciary as set forth in and authorized in the applicable provisions of Section III of Chapter C 110 of the Acts of the Tennessee General Assembly of 1963, Tenn. Code Ann. § 35-50-110 (as the same may from time to time have been amended), subject to whatever limitations may be expressed or implied in this instrument, all of which provisions and powers are incorporated herein by reference as fully as if copied herein *ver batim*.

D. Partial Distributions.

The Personal Representative may make one or more partial distributions to beneficiaries, prior to a final distribution and the closing of the administration of my estate; provided, however, such distributions shall be made in accordance with applicable tax laws so as not to cause any additional or adverse tax consequences.

IN WITNESS WHEREOF, I have hereunto set my hand on this 9th day of November 2016.

Jeanette G. Woodward

JEANETTE G. WOODWARD

ATTESTATION OF WITNESSES

Signed, declared, and published by the said **Jeanette G. Woodward** as and for her Last Will and Testament, in the presence of us, the undersigned, who at her request, and in her sight and presence and the sight and presence of each other, have subscribed our names hereto as attesting witnesses on the day and date above written.

Name:	**Address:**
Evalynn C Cresswell [sign above and print name below] Evalynn C. Cresswell	509 Baxter Lane Nashville, TN 37220
Hayley E Cresswell [sign above and print name below] Hayley E Cresswell	509 Baxter Lane Nashville, TN 37220

Jeanette G. Woodward
Jeanette G. Woodward

AFFIDAVIT OF SUBSCRIBING WITNESSES

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Evelynn C. Cresswell and Hayley E. Cresswell, being first duly sworn, make oath that the foregoing Last Will and Testament was signed by **Jeanette G. Woodward** as and for her Last Will and Testament, and at that time acknowledged, published and declared by her to be her Last Will and Testament 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, subscribed our names as attesting witnesses on the 9th day of November 2016, in Nashville [city], Davidson [county], Tennessee, and we further make oath that the Testator was of sound mind on said date and was more that eighteen (18) years of age, and that each of the witnesses was more than eighteen (18) years of age. FURTHER AFFIANTS SAITH NOT.

Evelynn C. Cresswell
Name (sign above)

509 Baxter Lane
Address Nashville, TN 37220

Hayley E. Cresswell
Name (sign above)

509 Baxter Lane
Address Nashville, TN 37220

Sworn to and subscribed before me this 9th day of November 2016.

THOMAS B. CRESSWELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Notary Public

My commission expires: Jan. 6, 2020

Jeanette G. Woodward
Jeanette G. Woodward