Bill Garrett Davidson County
Batch# 75182 AFFIDAVITH
04/02/2018 09:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180402-0030004

THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Andrea D. Moore, being first duly sworn according to law, being of lawful age and a resident of Hermitage, Davidson County, Tennessee, and pursuant to Section 30-2-712 of the Tennessee Code Annotated, hereby swears to the following of her own free will and based upon her personal knowledge and familiarity:

1. Emogene K. Patterson (the "decedent") died January 13, 2018.

2. The decedent died without a surviving spouse. The decedent was married once during her lifetime and died a widow. The decedent's husband, Robert W. Patterson, predeceased her on February 25, 2012.

3. The decedent died with two surviving issue, her children, Diana Gayle Moore and Robert Dwight Patterson. The decedent never gave birth to or adopted any children other than Diana Gayle Moore and Robert Dwight Patterson.

4. Accordingly, the heirs-at-law of the decedent are Diana Gayle Moore and Robert Dwight Patterson, both of whom are adults.

5. At the time of her death, the decedent owned real property located at 1448 Janie Avenue, Nashville, Davidson County, Tennessee 37216, Tax Map 072 04 0, Parcel No. 268.00, and being more particularly described in deed of record in Book 4331, page 700, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. A copy of the deed is attached hereto.

6. This affidavit will confirm the vesting of title to the real property located at 1448 Janie Avenue, Nashville, Davidson County, Tennessee 37216, after the death of Emogene K. Patterson in her heirs-at-law, Diana Gayle Moore and Robert Dwight Patterson, in equal shares as tenants in common.

Further, affiant saith not.

Dated this 29th day of March, 2018.

Andrea D Moore

Andrea D. Moore

Subscribed and sworn to before me
this 29th day of March, 2018.

Campbell A Mobley

Notary Public

My Commission Expires:

CAMPBELL A MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Andrea D. Moore, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 29th day of March, 2018.

My Commission Expires:

CAMPBELL A MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Campbell A Mobley

Notary Public

BOOK 4331 PAGE 700

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC
11th FLOOR J. C. BRADFORD B
NASHVILLE, TENNESSEE 3721

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Robert W. Patterson (NAME)	Dobson & Johnson, Inc. (NAME)	
1448 Janie Avenue (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Map 72-4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 268

FOR AND IN CONSIDERATION of the sum of $10.00----------
----------TEN AND NO/100---------- Dollars,

Cash paid by Robert W. Patterson and wife, Emogene K. Patterson, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Arnold A. Vitatoe and wife, Mable L. Vitatoe,

have this day bargained and sold, and do hereby transfer and convey unto the said

Robert W. Patterson and wife, Emogene K. Patterson,

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 9 of Block "E" on the Map of Country Club Estates. as of record in book 843, page 95, Register's Office for said County.

Said Lot No. 9 fronts 100 feet on the southwesterly side of Janie Avenue and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Arnold A. Vitatoe and wife, Mable L. Vitatoe, by deed from C. C. Craven, et al, of record in book 4171, page 48, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 12,350.00

Subscribed and sworn to before me, this the 8th day of May, 19 69

Barbara Ferguson
Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

This is { unimproved } property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Robert W. Patterson and wife, Emogene K. Patterson,

their (successors),

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Robert W. Patterson and wife, Emogene K. Patterson, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 8th day of May, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Arnold A. Vitatoe
Arnold A. Vitatoe

X Mable L. Vitatoe
Mable L. Vitatoe

BOOK 4331 PAGE 701

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Arnold A. Vitatoe and wife, Mable L. Vitatoe, *the within named bargainor S., with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 8th *day of* May, *19* 69

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

MAY-9 CONV 12,350.00
MAY-9 S'TAX A* 31.98
MAY-9 PR'FEE A* .50
MAY-9 W'DEED A* 3.00 * 35.48

WARRANTY DEED

FROM
Arnold A. Vitatoe, et ux

TO
Robert W. Patterson, et ux

A 39966

IDENTIF. REFERENCE

MAY 9 12 18 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.