Return to after recording, and,
This instrument prepared by:
Hudson, Reed & McCreary, PLLC
16 Public Square N
Murfreesboro, TN 37130
(615) 893-5522

Bill Garrett Davidson County
Batch# 123386 AFFIDAVITH
08/01/2018 11:49:56 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20180801-0075127

Map/Parcel
105 13 0 170.00

AFFIDAVIT IN FURTHERANCE OF TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2018, personally appeared George Claybrooks, hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Davidson County, Tennessee, residing at 4116 Ames Drive, Nashville, TN 37218 for 10 years.

2. That Affiant was the son of Catherine R. Claybrooks, deceased, hereinafter referred to as Decedent, during the decedent's lifetime, and is familiar with Decedent's family history by reason of the following:

Being the son of Catherine R. Claybrooks.
(e.g., kinship, neighbor, business relationship, etc.);

3. That Decedent died on April 17, 2017, and was at the time a resident of Davidson County, Tennessee;

4. At the time of her death, Catherine R. Claybrooks was the owner of a parcel of property located at 2108 11th Avenue South, Nashville, Tennessee (the "Property"), described more particularly as follows:

> Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the Plan of the McAlister Property, as of record in Book 421, page 10, Register's Office of said County. Said Lot No. 16 fronts 62 feet on the easterly side of 11th Avenue South, formerly Bertie Avenue, and runs back between parallel lines 190 feet, more or less, to an alley.
>
> Being the same property conveyed to Catherine Claybrooks, widowed, by deed dated April 16, 2012, of record in Instrument No. 20120417-0032798, in the Register's Office of Davidson County, Tennessee.

5. The Property was brought back into the Estate of Catherine R. Claybrooks by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in Cause No. 18P-242 entered on June 8, 2018, and per said Order, the undersigned George Claybrooks, Administrator, was authorized and directed to

execute a deed of conveyance for the sale of the Property. A certified copy of said Order is attached as Exhibit "A". Clearwater Holdings, LLC is the limited liability company designated by the Buyer to take title to the Property under the Purchase and Sale Agreement approved by the Court.

FURTHER AFFIANT SAYETH NOT.

George Claybrooks
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Claybrooks, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 31st day of July, 2018.

(seal)

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/07/2021

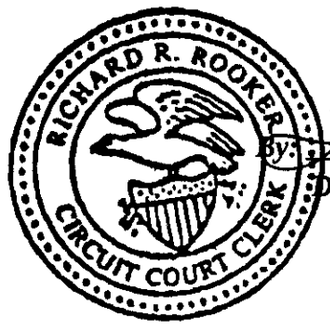
EXHIBIT "A"

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 08 day of JUNE, 2018, in Docket Number 18P242, IN RE: CLAYBROOKS, CATHERINE R. ET.AL, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 30 day of JULY in the year 2018 and in the 242 year of American Independence.

RICHARD R. ROOKER, Clerk,



By: *Deputy Clerk*

[SEAL]

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

FILED
JUN -8 2018
RICHARD R. ROOKER, Clerk
By _____ Deputy

IN RE:)
THE ESTATE OF CATHERINE R. CLAYBROOKS,) **No. 18P-242**
Deceased.)

ORDER APPROVING SALE OF REAL ESTATE

This cause came to be heard on the 8th day of June, 2018, before the Honorable Randy Kennedy, Judge, upon motion of George Claybrooks, Administrator, requesting approval of the *Purchase and Sale Agreement* in the sum of FIVE HUNDRED AND FIFTY THOUSAND DOLLARS ($550,000.00) to Jeffrey Reed, or a limited liability company of which he is a member, in connection with the sale of real estate owned by the deceased at her death. After hearing statements of counsel and a review of the record in this cause including the inventory, claim filed by The Bureau of TennCare in the amount of $154,826.07, the *Purchase and Sale Agreement*, and Limited Power of Attorney(s) executed by Cameria Rooks, Winston Pettus, Chanty Claybrooks, Cerina Heights, Alex Hallmes, Shirley Trapps, Connie Claybrooks, Correll Claybrooks, Nathaniel Claybrooks, and Nannette Claybrooks, they along with George Claybrooks, Administrator, being all the heirs-at-law of Catherine R. Claybrooks, deceased, giving authority to the Administrator to sell and convey their interests in the real estate, it is the opinion of the Honorable Court that same is well taken and that the real estate owned by the deceased at

death should be brought back into the estate for the purpose of sale to satisfy the claims of creditors.

It is therefore **ORDERED**, **ADJUDGED** and **DECREED** that the real estate owned by Catherine R. Claybrooks, deceased, is hereby brought back into the estate for the purpose of sale to satisfy claims of creditors.

It is further **ORDERED**, **ADJUDGED** and **DECREED** that the *Purchase and Sale Agreement* in the sum of FIVE HUNDRED AND FIFTY THOUSAND DOLLARS ($550,000.00), is hereby approved and that George Claybrooks, Administrator, is authorized and empowered to take all actions and steps necessary to sell and convey to Jeffrey Reed, or his designated LLC, the real estate owned by Catherine R. Claybrooks at her death known as and located at 2108 11th Avenue South, Nashville, Tennessee being specifically described as follows:

> **LAND** in Davidson County, Tennessee, being Lot(s) 16, as shown on the Plan of the McAlister Property, as of record in Book 421, Page 10, Register's Office for said County.
>
> **SAID** lot No. 16 fronts 62 feet on the easterly side of 11th Avenue South, formerly Bertie Avenue, and runs back between parallel lines 190 feet, more or less to an alley.
>
> **BEING** the same property conveyed to Catherine Claybrooks by deed from George Claybrooks of record as Instrument #20120417-0032798, Register's Office for Davidson County, Tennessee.

ENTER this 6th day of June, 2018.

RANDY KENNEDY, Judge

Prepared for Entry:

Monica D. Edwards #012626
Counsel for Administrator
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been served upon the following by depositing a copy of same in the United States mail, postage pre-paid, on this 8th day of June, 2018:

Cameria Rooks
3110 Richmond Hill Drive
Nashville, TN 37207

Cerina Heights
161 Stoneridge2004
LaVergne, TN 37086

Alex Hallmes
415 Hawkins Avenue
Murfreesboro, TN 37103

Correll Claybrooks
2400 Buena Vista Pike
Apt. 167
Nashville, TN 37218

Shirley Trapps
122 Darnell Place
Clarksville, TN 37042

Chanty Claybrooks
711 Linden Green Drive
Hermitage, TN 37076

Winston Pettus
2004 10th Avenue North
Nashville, TN 37208

Connie Claybrooks
850 Richards Road
Unit 511
Antioch, TN 37013

Nathaniel Claybrooks
1308 Pilgram Drive
Madison, TN 37115

Nannette Claybrooks
1373 12th Avenue South
Nashville, TN 37203

Monica D. Edwards