NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
KATHY HICKERSON ALLEN	Same	044 05 0 101.00
5005 Ruskin Ave.		
Nashville, TN 37216		

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575.

The subject property is in Old Hickory, Davidson County, Tennessee,designated as map and parcel #044 05 0 101.00, and is unimproved property.

AFFIDAVIT OF HEIRSHIP

The affiant, JAMES H. ALLEN, having been duly sworn according to law, deposes and says:

1. CARL B. VANDERPOOL and Wife, FLORA LEE VANDERPOOL, owned a fee simple interest in the following described real property, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See attached exhibit "A" for legal description.

Karen Johnson Davidson County
Batch# 208667 **AFFIDAVITH**
03/22/2019 12:29:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20190322-0026229

Being the same property conveyed to Carl B. Vanderpool and wife, Flora Lee Vanderpool. by The Rayon City Development Company of record in Book 1027, Page 294, in the Register's Office for Davidson County, Tennessee.

2. CARL B. VANDERPOOL died intestate on October 28, 1973. His interest in the above-described real property passed via operation of law to his Wife, FLORA LEE VANDERPOOL upon his death.-

3. FLORA LEE VANDERPOOL died intestate on May 23, 1992. She was not married and had one child when she died. The above-described real property passed via intestate succession to her next of kin / heir at law, namely: her only child, MIGNON MARIE VANDERPOOL HICKERSON.

4. MIGNON MARIE VANDERPOOL HICKERSON, and MIGNON MARIE HICKERSON is one and the same person.

5. MIGNON MARIE HICKERSON died testate on August 29, 2010. Her Last Will and Testament, dated January 7, 2010, was admitted to probate for muniment of title in the Probate Court for Davidson County, Tennessee, as case #19P-368. A certified copy of the Last Will and Testament of MIGNON MARIE HICKERSON is being filed simultaneously herewith. In said Last Will and Testament, MIGNON MARIE HICKERSON, devised the real property located at 328 Rayon Dr., Old Hickory, Davidson County, TN 37138, to KATHY LEE HICKERSON ALLEN.

6. KATHY LEE HICKERSON ALLEN owns a fee simple interest in the subject real property in Old Hickory, Davidson County, Tennessee, designated as map and parcel #044 05 0 101.00.

7. Further, affiant saith not.

JAMES H. ALLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March 2019.

NOTARY PUBLIC
My commission expires: 03-07-2023

Exhibit "A"

NUMBER 89626

RECORDED JUNE 15, 1937.

RAYON CITY DEV. CO.

TO WARRANTY DEED

C. B. VANDERPOOL.

ONE HUNDRED SIXTY ($160.00) DOLLARS DOLLARS

CASH IN HAND, PAID BY CARL B. VANDERPOOL AND WIFE FLORA LEE VANDERPOOL, TO THE RAYON CITY DEVELOPMENT COMPANY, A TENNESSEE CORPORATION CHARTERED AND DOING BUSINESS UNDER THE LAWS OF THE STATE OF TENNESSEE, RECEIPT OF WHICH IS HEREBY ACK-

DAVIDSON COUNTY WARRANTY

Book No. 1027

NOWLEDGED, WE, THE RAYON CITY DEVELOPMENT COMPANY, A CORPORATION AS AFORESAID, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID CARL B. VANDERPOOL AND WIFE, Flora FLORENCE LEE VANDERPOOL, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING A PART OF THE REALTY CONVEYED TO THE RAYON CITY DEVELOPMENT COMPANY BY THE NASHVILLE INDUSTRIAL CORPORATION, AS OF RECORD IN BOOK 735, PAGE 51, R.O.D.C., TENNESSEE, WHICH LOT HEREINAFTER DESCRIBED IS SHOWN ON THE MAP OF THE SUBDIVISION OF RAYON CITY DEVELOPMENT COMPANY OF RECORD IN PLAN BOOK NO. 843, PAGE 13, R.O.D.C., TENNESSEE, BEING LOT #96, FRONTING 50 FT. ON THE SOUTHERLY SIDE OF LINDBERGH DRIVE AND RUNNING BACK BETWEEN PARALLEL LINES 150 FT. TO A DEAD LINE MEASURING 50 FT. AT THE REAR.

THIS PROPERTY IS SOLD FOR RESIDENTIAL PURPOSES AND THE FOLLOWING RESTRICTIONS, COVENANTS AND CONDITIONS ARE BINDING AND OBLIGATORY UPON, AND SHALL BE OBSERVED BY SAID GRANTEES, THEIR HEIRS, TENANTS OR ASSIGNS UNTIL THE 1ST DAY OF JANUARY, 1950, AND SHALL RUN WITH THE LAND (RESTRICTION NO. D IS A GENERAL RESTRICTION AGAINST THIS PROPERTY) AND THE SAID PROPERTY IS SO RESTRICTED IN ITS SALE PERMANENTLY.

(A) NO SWINE SHALL BE KEPT ON THE PREMISES.

(B) THAT NEITHER THE PREMISES, OR ANY PART THEREOF, SHALL BE SOLD, ALIENED, CONVEYED OR DEVISED TO ANY PERSON OF AFRICAN BLOOD OR DESCENT, NOR SHALL ANY OF THAT BLOOD OR DESCENT OWN OR ACQUIRE TITLE EITHER IN FEE OR AS TENANTS, OR ANY OTHER WAY, BUT THIS DOES NOT PRECLUDE PERSONS OF AFRICAN BLOOD FROM LIVING ON SAID PREMISES IN THE CAPACITY OF SERVANTS.

(C) IF PROPERTY IS LIMITED TO RESIDENTIAL PURPOSES, NO IMPROVEMENTS SHALL BE ERECTED CLOSER THAN 30 FT. FROM THE FRONT PROPERTY LINE AND NO RESIDENCE SHALL BE ERECTED THEREON COSTING LESS FOR ACTUAL CONSTRUCTION (COST OF LOT EXCLUSIVE) THAN $2,000.00 FOR A FOUR ROOM HOUSE, $2,250.00 FOR FIVE-ROOM HOUSE, OR $2,500.00 FOR THE CONSTRUCTION OF A SIX ROOM HOUSE OR MORE. IF PERMITTED TO BE USED FOR BUSINESS PURPOSES, NO IMPROVEMENTS SHALL BE ERECTED CLOSER THAN 12 FT. FROM THE FRONT PROPERTY LINE.

(D) IF ANY PART OF THIS PROPERTY IS USED FOR BUSINESS PURPOSES, IT IS ESPECIALLY RESTRICTED THAT THERE CAN NEVER BE BUILDED THEREON AN UNDERTAKING ESTABLISHMENT OR ANY IMPROVEMENTS THEREON TO BE USED IN ANY WAY FOR AN UNDER-