28146-8 return to: Attorneys Title Company, Inc. Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160020020 DEEDWARR
Recvd: 03/11/16 09:10 3 pgs
Fees: 18.00 Taxes: 869.50
20160311-0023333

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2016

Notary Public:

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 2/13/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kayla Ganz	Bank of Tennessee	Parcel ID:
4831 Lindell Street	301 E. Carter St.	06103006800
Nashville, TN 37216	Kingsport, TN 37660	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Renee Judkins, Personal Representative of the Estate of Mary S. Wright

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kayla Ganz and Jarrad Haning, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 31 on the Map of Lindell Heights, as of record in Book 1835, Page 14, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the west margin of Grinstead Place at the corner of Lots Nos. 31 and 32; thence with the line between said lots easterly 140 feet to the west line of Lot No. 30; thence with the line between Lots Nos. 30 and 31, northerly 123.2 feet to the south margin of Lindell Street; thence with the margin of the same, westerly 91.8 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to the margin of Grinstead Place; thence with the margin of the same, southerly 87.3 feet to the beginning.

Being the same property conveyed to Clifton L. Wright and wife, Mary S. Wright by deed from Westbrook Homes, Inc., of record in Book 1907, Page 49, dated October 1, 1950, Register's Office for said County. The said Clifford L. Wright died November 6, 1984 and title vested in Mary S. Wright as surviving tenant by the entirety. The said Mary S. Wright died testate on September 13, 2015, and the Will was admitted to Probate as Probate No. 15P-1736. The Grantor herein executes this instrument as Personal Representative of the Estate of Mary S. Wright pursuant to the authority granted by Will of the Decedent of record in the Probate Court of Davidson County, File No. 15P-1736.

This conveyance is subject to Restrictive Covenants of record in Book 1786, Page 389 amended in Book 1876, Page 156, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Page 14, said Register's Office.

See also the attached Exhibit A.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4831 Lindell Street, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of March, 2016.

Estate of Mary S. Wright

BY: _____
Renee Judkins
Personal Representat

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 Renee Judkins, Personal Representative for Estate of Mary S. Wright with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Personal Representative of Estate of Mary S. Wright and as such Personal Representative he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March, 2016.

My Commission Expires: 8/23/16 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit A

Acknowledgement and Agreement Regarding the Sole and Separate Ownership of a Percentage of Proceeds Contributed to the Property

The undersigned, Kayla Ganz and Jarrad Haning, who are married to each other as husband and wife, have entered into this Acknowledgement and Agreement to memorialize certain covenants, agreements and understandings related to the financial circumstances under which they have acquired ownership of the property commonly known as 4831 Lindell Street, Nashville, TN 37216 (the "Property") and more fully described in the deed to which this Agreement is attached as Exhibit A. The undersigned acknowledge that Kayla Ganz (hereinafter "Wife) is a beneficiary of the Estate of Shirley Goodman ("Grandmother") and Richard S. Ganz ("Grandfather") who are grandparents of Wife. The undersigned further acknowledge and agree that all cash, property and assets which Wife have received from these grandparents (the "Inherited Assets") in the sum of $10,000.00 from each such grandparent are intended to remain and be maintained as Wife's sole and separate assets and property, and not as joint or marital property.

The undersigned acknowledge that Wife has contributed cash resources which were derived from the Inherited Assets to be used for a portion of the funding of the acquisition of the Property. The Wife declares that it is her intention to keep this investment of Inherited Assets in the Property as her sole and separate property and to disclaim and expressly prohibit any presumption of any gift to her spouse, or any other intention to comingle or jointly share the economic value of the Inherited Assets, including in any future matrimonial proceeding.

Jarrad Haning (hereinafter "Husband") has executed this Acknowledgement and Agreement for the purpose, among other things, of expressing his consent and approval of the separate ownership of the Inherited Assets. Husband agrees that Wife's contribution of the Inherited Assets to facilitate the funding of a portion of the Property has provided him with a tangible financial benefit and that the execution of this Acknowledgment and consent to its terms was a condition to the contribution of the Inherited Assets to the joint acquisition of the Property. Husband expressly disclaims any gift or presumption of gift and hereby quitclaims and conveys to the Wife any interest or implied interest in and to the Inherited Assets which he may have, in the future have, or by any other reason or operation of law should have, free of any claim of homestead, dower or any other claim of marital interest.

The parties acknowledge that the Property, including all interests in the Property will be subject to a purchase money mortgage (the "Mortgage") in favor of the institutional lender who is financing the acquisition by the Husband and Wife of the Property. Notwithstanding the circumstance that the entire Property will be subject to the lien of such Mortgage, the parties agree that upon any sale, liquidation or division of the Property, the entire payoff and satisfaction of the Mortgage shall be made and thereafter the allocation of the first $10,000 of net proceeds of any such sale, liquidation or division first to repay the Wife for a partial return of Inherited Assets, without interest or increase, and thereafter jointly to both Husband and Wife.

Further, in the event Wife predeceases Husband and the Property is sold, the first $10,000 of net proceeds after payment of the Mortgage shall first be allocated to a partial repayment of the Inherited Assets and shall be paid over to the children of wife's sister Miriam L. Horwitz and only thereafter to Husband.

Executed this 10th day of March, 2016.

Kayla Ganz

Jarrad Haning

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 Kayla Ganz and Jarrad Haning, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of March, 2016.

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY