THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176122

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176122

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $107,500.00

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2017.

Notary Public
My Commission Expires: 3/3/2020

BILL GARRETT, Davidson County
Trans:T20170039397 DEEDWARR
Recvd: 05/09/17 11:14 11 pgs
Fees:58.00 Taxes:397.75
20170509-0045940

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Block and Mark Scott 1150 Shelton Ave Nashville, TN 37216	New Owner	52-2-158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Janese Rice, Trustee of the Mary C. Biedenkapp Trust, dated September 23, 2014**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard Block and Mark Scott, as tenants in common**, 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:

Land in Davidson County, Tennessee, being the Easterly 60 feet of lot no. 9 and Westerly 15 feet of lot no 10, Block B, on the revised plan of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, in the Register's Office for said County. Said parts of said lots adjoin and front together on the Northerly side of Blackstone Ave. And run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Mary Carol Biedenkapp by Warranty Deed from H. Douglas Hardcastle, recorded on the 14th day of January, 2010 in Instrument No. 20100114-0003671, in the Register's Office of Davidson County, Tennessee. Mary C. Biedenkapp died testate on May 16, 2016, devising subject property to the Mary C. Biedenkapp Trust, dated September 23, 2014 as probated for muniment of title in Docket Number 17P463 in the Seventh Circuit Court of Davidson County, Tennessee, which order is attached hereto as Exhibit A.

This is Improved property located at: 635 Blackstone Ave., Madison, TN 37115

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2017.

Janese Rice TTE

Janese Rice, Trustee of the Mary C. Biedenkapp Trust, Dated September 23, 2014

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Janese Rice, Trustee of the Mary C. Biedenkapp Trust, dated September 23, 2014, 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 seal at office this 5th day of May, 2017.

KRISTINA NICOLE FAGAN
Notary Public - Arizona
Maricopa County
My Comm. Expires Jul 9, 2017

Kristina Fagan
Notary Public
My Commission expires: 07-09-17

Copy

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176122

EXHIBIT A

FILED
2017 APR -7 PM 2:43

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

IN RE:

Docket No. 17P463

ESTATE OF MARY C. BIEDENKAPP,
Deceased

ORDER ADMITTING WILL TO PROBATE WITHOUT ADMINISTRATION

This cause was heard on the 6th day of April, 2017, upon the Petition of Janese Rice (the "Petitioner") to have the last will and testament of Mary C. Biedenkapp (the "Decedent") admitted to probate for the limited purpose of establishing a muniment of title of certain real property located in Davidson County, Tennessee. From the averments of the petition and the testimony of witnesses, the Court finds that:

1. The Decedent died May 16, 2016, in Sun City West, Maricopa County, Arizona.

2. At the time of her death, the Decedent was seventy-nine (79) years of age and was a resident of Maricopa County, Arizona at the time of her death.

3. The Decedent left a paper writing dated September 23, 2014, purporting to be her Last Will and Testament (the "Will"), which Will has been submitted herewith and offered for probate for the purpose of establishing a muniment of title to the Decedent's real estate, located at 635 Blackstone Avenue, Madison, TN 37115 (the "Property") pursuant to Tenn. Code Ann. § 32-2-111.

4. At the time of the Decedent's death, the Decedent owned no real or personal property subject to disposition under the Will other than the Property.

Copy

5. On September 23, 2014, the Will was duly executed by the Decedent and attested to by Catherine Kurowski and Debra Hall as witnesses, whose affidavits of attestation are submitted herewith.

6. The sole beneficiary and its relation to the Decedent is as follows:

Name and Address	Relation	Age
Mary C. Biedenkapp Trust Dated September 23, 2014 c/o Janese Rice, Trustee 13770 Via Manana Sun City West, AZ 85375	Trust	N/A

7. The Petitioner is not aware of any instrument revoking the Will, and the Petitioner believes that the Will being offered to probate is the Decedent's last will and testament.

It is, therefore, ORDERED:

1. That the Will is admitted to probate as the will of the Decedent for the limited purpose of establishing a muniment of title to the Property pursuant to Tenn. Code Ann. § 32-2-111.

2. That appointment of a personal representative and issuance of Letters Testamentary are waived.

3. That notice of publication to creditors of the estate as required by Tenn. Code Ann. § 30-2-306 and notice to the Department of Revenue as required by Tenn. Code Ann. § 67-8-406 are waived.

4. That formal court-supervised administration of the decedent's estate is waived.

5. This cause shall be retained by this Court for such further action as may be necessary from time to time for the administration of the estate of the Decedent.

Copy

PROBATE MASTER

SUBMITTED FOR ENTRY

Henry E. ("Ned") Hildebrand, IV
(BPR No. 032168)
DUNHAM HILDEBRAND, PLLC
2510 Franklin Pike, Suite 210
Nashville, TN 37203
615.933.5851
ned@dhnashville.com
Counsel for Janese Rice, the Personal Representative of the Estate of Mary C. Biedenkapp

Copy

CERTIFICATE OF SERVICE

This is to certify that a true and exact copy of the foregoing Order has been sent this 20th day of March, 2017, by first class mail, postage prepaid, to the following individuals who are all of the interested parties (including the beneficiaries and heirs at law) of the estate:

Donald Biedenkapp
77287 Wikolia St.
Kailua-Kona, HI 96740

Mary C. Biedenkapp Trust Dated September 23, 2014
c/o Janese Rice
13770 Via Manana
Sun City West, AZ 85375

Janese Rice
13770 Via Manana
Sun City West, AZ 85375

Henry E. ("Ned") Hildebrand, IV

COPY

LAST WILL AND TESTAMENT

OF

MARY C. BIEDENKAPP

I, MARY C. BIEDENKAPP, a resident of Tucson, Pima County, Arizona, declare this to be my Will and revoke all Wills and Codicils previously made by me.

1. DECLARATIONS: I declare I am unmarried and I am the mother of DONALD BIEDENKAPP and JANESE RICE.

2. TAXES AND EXPENSES: My funeral, burial and last illness expenses, inheritance, estate or other taxes, costs of administration are to be paid by my Trustee pursuant to the agreement hereinafter mentioned. I direct my Personal Representative to look to my Trustee for payment of these items.

3. PERSONAL PROPERTY AND EFFECTS: I may prepare a list of certain personal property and effects separate from this Will. This list will designate certain persons who will receive various items belonging to me, which statement will be attached to this Will. I direct my Personal Representative to distribute the items set forth on that list, as it exists at the time of my death, to the persons named therein.

mcb

In the absence of such a statement or to the extent that my personal property and effects are not included in the statement, I direct all my personal property and personal effects, jewelry, household furniture and furnishings be distributed to the then acting trustee of the MARY C. BIENDENKAPP TRUST dated the 9th day of September, 2014, referenced below.

4. RESIDUARY ESTATE: I give the remainder of my estate, expressly excluding any property over which I have power of appointment at my death, to the then acting Trustee under the MARY C. BIEDENKAPP TRUST dated the 23rd day of September, 2014, executed by me on this date before the execution of this Will, wherein I am named Trustee, to be added to the trust estate held under that Agreement as in effect at my death.

5. NOMINATION OF PERSONAL REPRESENTATIVE: I nominate and request the appointment of JANESE RICE as Personal Representative of this Will. If she is unable or unwilling to serve, ADAM CHRISTOPHER SMITH shall be appointed as Personal Representative if he is at least 25 years of age at that time. If he is under 25 years of age, JAMES HEISER, 124 La Costa, Encinitas, CA 92024, shall be appointed Personal Representative until such time as ADAM CHRISTOPHER SMITH reaches 25 years of age at which time ADAM CHRISTOPHER SMITH shall replace JAMES HEISER as Personal Representative if the estate is still open at that time.

mcb

6. POWERS OF PERSONAL REPRESENTATIVE: My Personal Representative shall have those powers set forth in Arizona Revised Statutes, Sections 14-3711 and 14-3715, as existing on the date of the execution of this Will, and any other powers now or hereafter conferred by law.

7. INTERPRETATIONS: As used in this Will, the masculine, feminine, or neuter gender, and the singular or plural number, shall each be deemed to include the others whenever the context so indicates; the words "children", "issue" and "descendants" shall include adopted children, issue and descendants as though they were the biological children of their adopting parents. All headings preceding the text of the several paragraphs are inserted solely for reference and shall not constitute a part of this Will, nor affect its meaning, construction or effect.

I, MARY C. BIEDENKAPP, the Testatrix, sign my name to this instrument, consisting of FIVE pages, on the date set forth, and being first duly sworn, do hereby declare to the undersigned authority I sign and execute this instrument as my last will and I sign it willingly (or willingly direct another to sign for me), I execute it as my free and voluntary act for the purposes therein expressed, and I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of Sept., 2014.

Mary C. Biedenkapp
MARY C. BIEDENKAPP

We, CATHERINE KUROWSKI and DEBRA L. HALL, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority the Testatrix signs and executes this instrument as her last will and she signs it willingly (or willingly directs another to sign for her), and each of us, in the presence and hearing of the Testatrix, hereby signs this will as witness to the Testatrix's signing, and to the best of our knowledge the Testatrix is eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Catherine Kurowski residing at Tucson, Arizona

Debra L. Hall residing at Tucson, Arizona

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

SUBSCRIBED AND SWORN TO AND ACKNOWLEDGED before me by MARY C. BIEDENKAPP, the Testatrix, and subscribed and sworn to before me by CATHERINE KURKOWSKI, and DEBRA L HALL, witnesses this 23RD day of SEPTEMBER, 2014.

David D. West
Notary Public

My Commission Expires:
9-29-2014

OFFICIAL SEAL
DAVID D. WEST
NOTARY PUBLIC - State of Arizona
PIMA COUNTY
My Comm. Expires Sept. 29, 2014