(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110014688 DEEDWARR
Recvd: 03/11/11 11:10 2 pgs
Fees:13.00 Taxes:2312.50

20110311-0019472

10-03-015-D

State of Tennessee)
County of ~~Davidson~~ Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Suzanne B Day
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of ~~8th~~ March, 2011

Jennifer D Dunlap
Notary Public

My Commission Expires: 9/23/13

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
SUZANNE BERCUT DAY, TRUSTEE OF THE SABD TRUST, dated 9/18/06	" NEW OWNER "	
(NAME) 24 Northumberland	(NAME)	101.00CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ALEXANDER PIEPER, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SUZANNE BERCUT DAY, TRUSTEE OF THE SABD TRUST, dated 9/18/06**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 1A, of West End Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101. et seq., as amended in Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Inst. No. 20040625-0075579 as amended in Inst. No. 20060224-0021515, Inst. No. 20060801-0093612 and Inst. No. 20061003-0122488, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of West End Condominiums as shown on Exhibit "B" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to ALEXANDER PIEPER, by Deed from THE DAY FAMILY TRUST, a family Trust created under the laws of the State of California, dated January 26, 2007, of record in Instrument No. 20070206-0015570, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **ALEXANDER PIEPER** pursuant to a Power of Attorney executed by same on the 8TH day of FEBRUARY, 2011, and being filed for record in Instrument No. 20110311-0019471, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **3629 West End Avenue, Unit 101, Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, hands, this 8th day of March, 2011

ALEXANDER PIEPER
Alexander Pieper

BY: _____
TOM MUELLENBACH, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Williamson)

On this 8th day of March, 2011, before me personally appeared TOM MUELLENBACH, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of ALEXANDER PIEPER, and acknowledged that he executed the same as the free act and deed of the said ALEXANDER PIEPER.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of March, 2011.

My Commission Expires: 9/23/13

Notary Public

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FROM: ALEXANDER PIEPER
TO: Suzanne Bercut Day, Trustee of the SABD Trust dated 9/18/06

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

_____
TOM MUELLENBACH, AFFIANT

Sworn to and subscribed before me this 8th day of March, 2011.

My Commission Expires: 9/23/13

Notary Public

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY