This document prepared by (and after recording return to):
Name: Norman E. Sabin
Firm/Company: SABIN & ASSOCIATES, PLLC
Address: P. O. Box 2079
Address 2:
City, State, Zip: Hixson, Tennessee 37343
Phone: (423) 648-9829

BILL GARRETT, Davidson County
Trans:T20140037155 DEEDWARR
Recvd: 05/28/14 14:12 3 pgs
Fees:17.00 Taxes:0.00
20140528-0045792

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLAR ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, TIMOTHY KRAUS and wife, CLAUDIA KRAUS, heirs and assigns, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto TIMOTHY G. KRAUS and CLAUDIA S. KRAUS, TRUSTEES, or their successors in trust, under the KRAUS FAMILY TRUST, dated March 11. 2014, and any amendments thereto, hereinafter referred to as "Grantees", the following lands and property located in Davidson County, State of Tennessee, to-wit:

A certain condominium apartment known as Unit No. 2514 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

MORE COMMONLY KNOWN AS: 415 Church Street, Unit #2514, Nashville, TN 37219

MAP-PARCEL: 093 06 1J 241.00

REFERENCE is made for prior title to Instrument No. 20070228-0024943 in the Register's Office of Davidson County, Tennessee.

Grantors and Grantees acknowledge that this deed was prepared from information furnished by them. No title examination has been made and SABIN & ASSOCIATES, PLLC, attorneys, shall not be liable for the status of title to the property or the accuracy of such information.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the said Grantee's assigns forever, and the said Grantors do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantors are lawfully seized in fee simple of said premises; that the premises are free

from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 6TH day of MAY, 2014.

TIMOTHY KRAUS, Grantor

CLAUDIA KRAUS, Grantor

STATE OF CALIFORNIA

COUNTY OF SONOMA

On MAY 6, 2014, before me, C.H. WATTS, Notary Public, TIMOTHY KRAUS and CLAUDIA KRAUS, personally appeared, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C.H. WATTS
COMM. # 2015143
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
MY COMM. EXPIRES MAR. 26, 2017

Notary Public

My Commission Expires: MARCH 26, 2017

Grantor(s) Name, Address:

TIMOTHY KRAUS and wife, CLAUDIA KRAUS
619 Andale Avenue
Novato, California 94945

SEND TAX STATEMENTS TO:

TIMOTHY and CLAUDIA KRAUS
619 Andale Avenue
Novato, California 94945

Grantee(s) Name, Address:

TIMOTHY G. KRAUS and CLAUDIA S. KRAUS, TRUSTEES, or their successors in trust, under the KRAUS FAMILY TRUST, dated March 11. 2014, and any amendments thereto
619 Andale Avenue
Novato, California 94945

STATE OF CALIFORNIA

COUNTY OF Sonoma

We hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $234,200.00. However, we hereby swear or affirm that this transfer of the property is a transfer to a Revocable Living Trust and as such, is exempt from Tennessee transfer taxes pursuant to TCA §67-4-409(a)(3)(F).

Affiant
TIMOTHY G. KRAUS, Trustee

Affiant
CLAUDIA S. KRAUS, Trustee

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NOTARY PUBLIC - CALIFORNIA
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MY COMM. EXPIRES MAR. 26, 2017

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My Commission Expires: March 26, 2017