THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 556,000.00. Meredith Mary Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2015. Notary Public MY COMMISSION EXPIRES: 8-23-2016 (AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans: T20150083772 DEEDWARR
Recvd: 10/01/15 15:44 2 pgs
Fees: 13.00 Taxes: 2057.20

20151001-0100099

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Haws	WELLS FARGO HOME MTG.	MAP
415 Church Street Unit #2514	2701 WELLS FARGO WAY	PARCEL 093-06-1J-241.00CO
Nashville, TN 37219	MINNEAPOLIS, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Timothy G. Kraus, Trustee and Claudia S. Kraus, Trustee of the Kraus Family Trust u/a/d March 11, 2014**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark D. Haws a single person and Melinda J. Haws a single person**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2514 of Viridian, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian, a Condominium of record in Instrument Number 20061004-0122833 and Addendum of recorded in Instrument No. 20061004-0122834, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to 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 by Warranty deed from Timothy Kraus and wife, Claudia Kraus of record in Instrument No. 20140528-0045792 Register's Office for Davidson County, Tennessee, dated May 06, 2014 and recorded on May 28, 2014.

Being also known as 415 Church Street Unit #2514 Nashville, TN 37219.

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.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **415 Church Street Unit #2514, Nashville, TN 37219.**

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 _____ hand( ) this the 25th day of September, 2015.

Kraus Family Trust u/a/d March 11, 2014

Timothy G Kraus Trustee

By: Timothy G. Kraus, Trustee

Claudia Kraus Trustee

By: Claudia Kraus, Trustee

STATE OF Calif
COUNTY OF Marin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Timothy G. Kraus** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Kraus Family Trust u/a/d March 11, 2014** the within named bargainors, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Timothy G. Kraus** as such **Trustee**.

Witness my hand and seal this the 24 day of September, 2015.

Witness my hand and official seal this the 24 day of September, 2015.

My Commission expires: 12-3-18

M. KRILETICH
Commission # 2088784
Notary Public - California
Marin County
My Comm. Expires Dec 3, 2018

M Krileticl
Notary Public

STATE OF Calif
COUNTY OF Marin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Claudia Kraus** with whom I am personally acquainted and who upon his oath acknowledged herself to be the **Trustee** of the **Kraus Family Trust u/a/d March 11, 2014** the within named bargainors, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Claudia Kraus** as such **Trustee**.

Witness my hand and seal this the 24 day of September, 2015.

Witness my hand and official seal this the 24 day of September, 2015

M. KRILETICH
Commission # 2088784
Notary Public - California
Marin County
My Comm. Expires Dec 3, 2018

My Commission expires: 12-3-2018

M Krileticl
Notary Public