THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33454-01-2017** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,825,000.00. Affiant Subscribed and sworn to before me this 13th day of February, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Kristopher E. Ahrend and Karen E. Ahrend, Trustees 616 Enquirer Ave Nashville, TN 37205	**Send Tax Bills To:** Same as new owner	**Tax Information:** Map and Parcel No.: 130 02 0 115 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ERIC M. SATZ AND KATHERINE STATEN DAVIS SATZ, HUSBAND AND WIFE** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KAREN E. AHREND, AS TRUSTEE OF THE KNOLLWOOD TRUST, ESTABLISHED UNDER AGREEMENT DATED FEBRUARY 15, 2011, AN UNDIVIDED 56.77% INTEREST AND TO KRISTOPHER E. AHREND AND KAREN E. AHREND, AS TRUSTEES OF THE AHREND FAMILY TRUST, ESTABLISHED UNDER AGREEMENT DATED FEBRUARY 15, 2011, AN UNDIVIDED 43.23% INTEREST** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 616 Enquirer Ave, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 02/15/17 11:55 4 pgs
Fees:23.00 Taxes:6752.50
20170215-0015641

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of February, 2017.

Eric M Satz

Katherine Staten Davis Satz

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Eric M Satz and Katherine Staten Davis Satz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2017.

Notary Public

My Commission Expires:

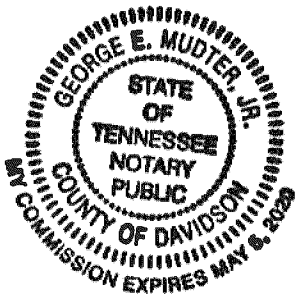


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Subdivision of Lots Nos. 19, 20, and 21 in the Belle Meade Second Plan, as of record in Plat Book 421, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eric M. Satz and Katherine Staten Davis Satz, as tenants in common by Quitclaim Deed dated March 7, 2012 from Stephanie Edwards, Trustee of record in Instrument No. 20120315-0022313, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 130 02 0 115 00.
2. Belle Meade City taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 02 0 115 00.
3. All matters appearing on the Plan of record as Book 421, page 172, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

