THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170511805**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2017. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20170047405 DEEDWARR
Recvd: 06/05/17 11:03 4 pgs
Fees: 23.00 Taxes: 2294.00
20170605-0055752

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bob Michael Shivers 11533 US Hwy 70 Proctor, AR 72376	New Owner	Tax Parcel ID No. 104024C01700CO

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, **Alfred Nicholas Katzenstein II, Trustee of The Alfred Nicholas Katzenstein II Revocable Trust, dated January 17, 2007** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bob Michael Shivers, Sr. and Suzanne Brierton Shivers, Husband and Wife**Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I:

Land in Davidson County, Tennessee, Being Unit 303, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 85, which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to A. Nick Katzenstein, Trustee of the A. Nick Katzenstein II Revocable Trust, U/A Dated January 17, 2007 by Special Warranty Deed from West End Partners LLC, a Tennessee limited liability company, recorded on the 21st day of January, 2010 in Instrument No. 20100121-0005419, in the Register's Office of Davidson County, Tennessee.

Tract II:

Certain property situate, lying and being in Davidson County, Tennessee, to be assigned as a Limited Common Element appurtenant to Unit 303 of the West End, a condominium, described as follows:

Storage Space Number P1-6, which is assigned as a Limited Common Element appurtenant to Unit 303 of the West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument

No. 20080408-0035628, Register's Office for Davidson County, Tennessee, and as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and

all instruments referred to therein as set forth in the Master Deed.

Being the same property conveyed to Mr. A. Nick Katzenstein, Trustee by Special Warranty Deed from West End Partners LLC, a Tennessee limited liability company, recorded on the 29th day of September, 2010 in Instrument No. 20100929-0077587, in the Register's Office of Davidson County, Tennessee.

Tract III:

Certain property situate, lying and being in Davidson County, Tennessee, to be assigned as a Limited Common Element appurtenant to Unit 303 of the West End, a condominium, described as follows:

Parking Space Number P1-86, which is assigned as a Limited Common Element appurtenant to Unit 303 of the West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, and as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein as set forth in the Master Deed.

Being the same property conveyed by Special Warranty Deed from John E. Osborne to A. Nick Katzenstein, Trustee of the A. Nick Katzenstein II Revocable Trust, U/A Dated January 17, 2007, as recorded on the 31st day of May, 2011 in Instrument No. 20110531-0041408, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from A. Nick Katzenstein, Trustee of the A. Nick Katzenstein II Revocable Trust, U/A Dated January 17, 2007, and Mr. A. Nick Katzenstein, Trustee to Alfred Nicholas Katzenstein II, Trustee, of the Alfred Nicholas Katzenstein II Revocable Trust dated January 17, 2007, as recorded on the 23rd day of September, 2014 in Instrument No. 20140923-0086985, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOYD'S COCKRILL SPRING TRACT, as recorded in Plat Book 57, Page 46.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE WEST END of record in Instrument No. 20080401-0032619, as amended by instrument(s) of record in Instrument Nos. 20080408-0035628, 20090512-0043586 and 20090921-0087974; also subject to easements, rights and interests 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.

Easement to Comcast recorded at Instrument No. 20140328-0025603.

Easement for Storm Drainage, recorded in Instrument No. 20051013-0123589.

Storm Water Detention Agreement recorded at Instrument No. 20051013-0123588.

Application to combine parcels recorded at Instrument No. 20051123-0141766.

This is improved property located at 110 31ST AVE N #303 Nashville TN 37203-1664

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 25th day of May, 2017.

The Alfred Nicholas Katzenstein II Revocable Trust

By: Alfred Nicholas Katzenstein, II, TRUSTEE
Alfred Nicholas Katzenstein, II, Trustee

STATE OF
COUNTY OF

See attached California Acknowledgment

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alfred Nicholas Katzenstein, II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of The Alfred Nicholas Katzenstein II Revocable Living Trust, dated January 17, 2007 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this _____ day of _____, 2017

_____
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SANTA BARBARA)

On MAY 24, 2017 before me, DENISE D. MEZA, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared ALFRED NICHOLAS KATZENSTEIN, II
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature Denise D. Meza
Signature of Notary Public

DENISE D. MEZA
Commission # 2054465
Notary Public - California
Santa Barbara County
My Comm. Expires Feb 4, 2018

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED Document Date: —
Number of Pages: 3 Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: ALFRED NICHOLAS KATZENSTEIN, II	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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