| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 315,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE 2010.<br>Notary Public<br>MY COMMISSION EXPIRES: May 8, 2012<br>(AFFIX SEAL) |

DAVIDSON COUNTY, TN NOTARY PUBLIC AT LARGE R. L. MOORE

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kathryn R. Summers | New Owner | MAP 116-03M |
| 4120 Ridgefield Drive, #210 | | PARCEL 210.00CO |
| Nashville, Tennessee 37205 | | |
| (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, **Kenner Development Company, LLC, a Georgia limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathryn R. Summers**

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 apartment in Davidson County, Tennessee, being Unit No. 210, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, 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 Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

BEING part of the same property conveyed to Kenner Development Company, LLC, a Georgia limited liability company, by Quitclaim Deed dated May 10, 2007 from Newport Development, LLC, a Georgia limited liability company, of record as Instrument No. 20070515-0058258, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Kenner Development Company, LLC pursuant to a Power of Attorney executed by same on February 18th, 2009 and being filed for record as Instrument No. 20090226-0016908.

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 **(X)** IMPROVED property known as **4120 Ridgefield Drive, Unit 210, Nashville, TN 37205.**

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 my hand this the 25th day of June, 2010.

Kenner Development Company, LLC

BY: _____
Caroline E. Rigsby
ITS: Attorney In Fact

BILL GARRETT, Davidson County
Trans: T20100039218 DEEDWARR
Recvd: 06/28/10 13:45 2 pgs
Fees: 13.00 Taxes: 1165.50

20100628-0050274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of June, 2010, before me personally appeared **Caroline E. Rigsby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Kenner Development Company, LLC**, acknowledging that such person executed the same as the free act and deed of **Kenner Development Company, LLC.**

**NOTARY PUBLIC**

My commission expires: May 8, 2012

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN