BILL GARRETT, Davidson County
Trans:T20120045438 DEEDWARR
Recvd: 06/20/12 10:06 2 pgs
Fees:13.00 Taxes:1295.00

20120620-0053929

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-VRES-12-4120

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paiton Ingram	**Paiton Ingram**	
(NAME)	(NAME)	
121 First Avenue South, Suite 210	**121 First Avenue South, Suite 210**	**116-03-0M-303.00CO**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BARBARA G. SAMPSON, UNMARRIED,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **PAITON INGRAM, UNMARRIED,** hereinafter called the Grantee, his/her heirs and assigns, that 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. 303 OF BELLE MEADE COURT CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, 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 BELLE MEADE COURT CONDOMINIUM OF RECORD IN INSTRUMENT NUMBER 20081223-0122172, 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 TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO BARBARA G. SAMPSON BY WARRANTY DEED FROM AG/KRE BELLE MEADE L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOW AS A&M CAPRE INVESTORS BP 1-BELLE MEADE CONDOS LLC, A DELAWARE LIMITED LIABILITY COMPANY FILED FOR RECORD ON MAY 20, 2011IN INSTRUMENT NO. 20110520-0038686, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING A) 2012 COUNTY TAXES; B) PLAN OF RECORD IN INSTRUMENT 20081112-0111752, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; C) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20081223-0122172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; D) STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NUMBER 20070208-0016683, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; E) AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE, WATER MAINS AND PUMPS AND APPURTENANCES OF RECORD IN INSTRUMENT NUMBER 20070306-0027614, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; F) DECLARATION OF RIGHT OF WAY EASEMENT WITH COVENANTS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20070404-0040334, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; G) BY-LAWS OF RECORD IN INSTRUMENT NUMBER 20101207-0097450, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; H) ALL MATTERS SHOWN ON THE PLAN ATTACHED AS EXHIBIT "D" TO THE MASTER DEED IN INSTRUMENT 20081223-0122172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; I) CHARTER FOR HOA OF RECORD IN INSTRUMENT NUMBER 20081217-0120665, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; J) SUBJECT TO RIGHTS OF OTHERS IN AND TO THE COMMON AREAS AND/OR ELEMENTS.

This is
( ) unimproved
(X) improved
property known as 4120 Ridgefield Drive, Unit 303 Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 8th day of June 2012.

Barbara G. Sampson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara G. Sampson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of June 2012.

Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-2014

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212