THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans: T20120093168 DEEDWARR
Recvd: 12/06/12 08:48 3 pgs
Fees: 18.00 Taxes: 1591.00

20121206-0112223

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 2012

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

PRISCILLA C. URBANEK DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patrick Ryan Leddin | Cornerstone Home Lending | MAP 116-03-0-0-M |
| 4403 Ridgefield Way | 1177 W. Loop South #200 | PARCEL 300.00 CO |
| Nashville, TN 37205 | Houston, TX 77027 | |
| (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, **AG/KRE Belle Meade L.L.C., a Delaware limited liability company, formerly known as A & M CAPRE INVESTORS BP I-BELLEMEADE CONDOS, LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Ryan Leddin and wife, Jamie Parks Leddin**

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. 4403 of Belle Meade Court Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same as set out in Section 66-27-101, et seq. of the Tennessee Code annotated, under the Master Deed established Belle Meade Court Condominiums of record in Instrument No. 20081233-0122172, Registers 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 Unites being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E" to said Master Deed. Said Units also being a portion of the property as depicted on the Plan of First Revision, Unified Plat of Subdivision & Consolidation of Belle Meade Theater of record in Instrument No. 20081112-0111752, Registers office for Davidson County, Tennessee.

Being part of the same property conveyed to A & M Capre Investors BP 1-Belle Meade Condos LLC, a Delaware limited liability company by Deed from Kenner Development Company, LLC,a Georgia limited liability company of record in Instrument NO. 20100930-0078098, Registers office for Davidson County, Tennessee, dated September 30, 2010, recorded September 30, 2010. The said A & M Capre Investors BP 1-Belle Meade condos LLC, has since changed its name to AG/KRE Belle, L.L.C. as evidenced by a Certificate of Amendment for name changes of record in Instrument NO. 20110224-0015320, dated November 11, 2012, recorded February 24, 2011, Registers office for Davidson County, Tennessee.

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 **4403 Ridgefield Way, 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 _____ hand( ) this the 30th day of November, 2012.

AG/KRE Belle Meade L.L.C.,
A Delaware limited liability company

BY: AG/KRE Belle Meade Holdings, L.L.C., a Delaware limited liability company,
Its sole member

By: AG Real Estate Manager, Inc., a Delaware corporation, its manager

Brian Abers, Authorized Agent
By. KRE Belle Meade, LLC

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On Nov 30th 2012 (Date) before me, Fahimeh Zomorodian, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Brian Dean Abers (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 _____ (Signature of Notary Public)

FAHIMEH ZOMORODIAN
Commission # 1973158
Notary Public - California
Los Angeles County
My Comm. Expires Apr 21, 2016

Place Notary Seal Above

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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