THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31013-01-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me this 28th day of February, 2013. Notary Public My Commission Expires: 5/3/2016

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mary B. Crossman 4400 Ridgefield Way, Apt. 205 Nashville, TN 37205	NEW OWNER	Map and Parcel No.: 116 030 M 21900 CO

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, **Kimberly M. Bodine and husband, Robert G. Bodine**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary B. Crossman** ("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 4120 Ridgefield Dr., #219, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of February, 2013.

Kimberly M. Bodine

Robert G. Bodine

BILL GARRETT, Davidson County
Trans:T20130017020 DEEDWARR
Recvd: 03/01/13 09:22 2 pgs
Fees:13.00 Taxes:1350.50
20130301-0020515

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kimberly M. Bodine and Robert G. Bodine**, 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 28th day of February, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 219, together with the appurtenant interest in the common elements of Belle Meade Court Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20081223-0122172, amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Kimberly M. Bodine and husband, Robert G. Bodine, by deed dated May 30, 2012, from AG/KRE Belle Meade L.L.C., a Delaware limited liability company, formerly known as A&M Capre Investors BP I - Belle Meade Condos, LLC, a Delaware limited liability company, of record in Instrument No. 20120601-0047451, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee. Map and Parcel No. 116 030 M 21900 CO.
2. Charter of Incorporation of Belle Meade Court Condominium Association, Inc. of record in Instrument No. 20081217-0120665, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Meade Court Condominium, of record in Instrument No. 20081223-0122172, amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.