THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060107** BILL GARRETT, Davidson County Trans:T20130056481 DEEDWARR Recvd: 07/03/13 08:14 2 pgs Fees:13.00 Taxes:771.45 20130703-0068586	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $208,500.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2013. Notary Public My Commission Expires:

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner: Pierre Bayou Properties 1005 Norfleet Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-16-0-E 014.00 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, **Thomas Land Deleot Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pierre Bayou Properties**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B-4, together with the appurtenant interest in the common elements of The Albemarle Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20060309-0027782, amended in Instrument No. 20070131-0012862, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the amendment to the aforementioned Master Deed.

Being the same property conveyed by Quitclaim Deed from Thomas Land Deleot, Jr. and Crews Johnson, III, as sole members of Albemarle, LLC, a Tennessee limited liability company to Thomas Land Deleot, Jr. as recorded on the 27th day of December, 2007 in Instrument No. 20071227-0148085 and Special Warranty Deed from Grace Development, Inc. to Albemarle, LLC, a Tennessee limited liability company as recorded on the 9th day of March, 2006 in Instrument No. 20060309-0027781, 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 2013 and thereafter, not yet due and payable.

Charter of Homeowners Association recorded in Instrument No. 20060314-0029491.

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 ALBEMARLE Condominium of record in Instrument No. 20060309-0027782, as amended by instrument(s) of record in Instrument No. 20070131-0012862; 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.

This is improved property located at 2120 Belmont Blvd Nashville TN 37212

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 27th day of June, 2013.

Thomas Land Deleot Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Land Deleot Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2013.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013