(1)

This Instrument Prepared By:
INGRAHAM, PAUTIENUS & TIDWELL, PLLC, 216 Centerview Drive, Suite 317, Brentwood, TN 37027

*This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property*

| ***Address New Owner:*** | ***Send Tax Bills To:*** | ***Map-Parcel*** |
|---|---|---|
| ALLEN J. BALER & ERIN A. BALER, HUSBAND & WIFE | | MAP: 116-030M |
| 4120 RIDGEFIELD DR., UNIT 314 | SAME | PARCEL: 314.00 |
| NASHVILLE, TN 37205 | | |

BILL GARRETT, Davidson County
Trans:T20130087144 DEEDQC
Recvd: 10/08/13 15:07 3 pgs
Fees:17.00 Taxes:0.00
20131008-0105790

STATE OF TENNESSEE )
)
COUNTY OF Williamson )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(a)(4).

AFFIANT

Sworn to and subscribed before me this 21 day of August, 2013.

Ashley B Lawson
Notary Public
My Commission Expires: 01-15-2017

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-15-2017

# QUITCLAIM DEED

FOR $0 and other good and valuable consideration, we, Thomas Ordway and Sheila G. Baler, husband and wife, for the express purpose of conveying all of our right, title and interest in this property, do hereby quitclaim and convey unto ALLEN J. BALER AND ERIN A. BALER, husband and wife, all of our right, title, and interest in the following described real estate in Davidson County, Tennessee:

**LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT A**

This being the same property transferred from AG/KRE Belle Meade, LLC, a Delaware limited liability company, formerly known as A&M Carpe Investors BP 1 – Belle Meade Condos, LLC, a Delaware limited liability company to Thomas Ordway and Sheila G. Baler, husband and wife, and Allen J. Baler, husband and wife, by Instrument Number 20120059002, Register's Office for Davidson County.

This is improved property known as 4120 Ridgefield Dr., Unit 314, Nashville, TN 37025.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the 10th day

of August, 2013.

THOMAS ORDWAY

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Ordway, ~~with whom I am personally acquainted,~~ who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 2013.

WILLIAM H. COOMBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: March 3, 2015

SHEILA G. BALER

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila G. Baler, ~~with whom I am personally acquainted~~, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 2013.

WILLIAM H. COOMBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: March 3, 2015

# EXHIBIT A
# LEGAL DESCRIPTION

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 314, 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 and 20101207-0097450, 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 a portion of the same property conveyed to A&M CAPRE INVESTORS BP I - BELLE MEADE CONDOS, LLC, a Delaware limited liability company, from KENNER DEVELOPMENT COMPANY, LLC, a Georgia limited liability company, by Special Warranty Deed recorded on September 30, 2010, in Instrument No. 20100930-0078098, Register's Office for Davidson County, Tennessee. A&M CAPRE INVESTORS BP I - BELLE MEADE CONDOS, LLC, is now known as AG/KRE Belle Meade, L.L.C., by Certificates of Amendment filed in the Secretary of State's Office for Delaware on October 12, 2010, at 3:48 PM, SRV 100988160 - File 4878084, and on November 12, 2010, at 11:12 AM, SRV 101081163 - File 4878084. Said Certificates of Amendment being recorded in Instrument No. 20101019-0083673, and in Instrument No. 20110224-0015320, said Register's Office.

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 314, Nashville, TN 37205.

# 20120809-0070907 current source of title. ROD C.