THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030456** BILL GARRETT, Davidson County Trans:T20140029780 DEEDWARR Recvd: 05/01/14 10:06 2 pgs Fees:13.00 Taxes:1628.00 20140501-0036703	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William M. Humphrey and Carolyn S. Humphrey 4120 Ridgefield Drive #401 Nashville TN 37205	New Owner	Tax Parcel ID No. 116030M40100CO

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, **Monica Kyle, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William M. Humphrey and Carolyn S. Humphrey, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 401, 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, 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 the same property conveyed to Monica Kyle, unmarried by Warranty Deed from A&M Capre Investors BP I - Belle Meade Condos, LLC, a Delaware limited liability company, recorded on the 5th day of October, 2010 in Instrument No. 20101005-0079476, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE MEADE COURT CONDOMINIUMS, as recorded in Plat Book 421, Page(s) 100 and Plat Book 421, Page 155 and Instrument Nos. 20061114-0140984 and 20081112-0111752.

Terms and provisions of by-Laws of Belle Meade Court Condominium Association, Inc. recorded in Instrument No. 20081223-0122172 and amended at Instrument No. 20101207-0077450.

Charter recorded at Instrument No. 20081217-0120665.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Master Deed establishing BELLE MEADE COURT CONDOMINIUMS of record in Instrument No. 20081223-0122172; 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.

Easement for Sanitary Sewers and/or Storm Drainage, etc., recorded in Instrument No. 20070306-0027614.

Easement for Right-of-Way, recorded in Instrument No. 20070404-0040334.

Stormwater Detention Agreement recorded at Instrument No. 20070208-0016683.

This is improved property located at 4120 Ridgefield Drive #401 Nashville TN 37205.

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 30th day of April, 2014.

Monica Kyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 30th day of April, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014