Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14040518

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $670,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2014.

Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20140030158 DEEDWARR
Recvd: 05/02/14 09:53 2 pgs
Fees:13.00 Taxes:2479.00
20140502-0037192

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald Hughes and Nancy Hughes	Ronald & Nancy Hughes	Tax Parcel ID No.
4120 Ridgefield Drive, Unit 206	4919 Stonewall Rd.	116-03-0M-206.00-CO
Nashville TN 37205	Little Rock, AR 72207	

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, **Ronald M. Chance and Sandra F. Chance, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald Hughes and Nancy Hughes, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 206 of Belle Meade Court Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Belle Meade Court Condominium of record in Instrument Number 20081223-0122172, in the Register's 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 Unit 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 to said Master Deed.

Being the same property conveyed to Ronald M. Chance and wife, Sandra F. Chance by deed 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. 20110825-0065767 Register's Office for Davidson County, Tennessee, dated August 11, 2011 and recorded on August 25, 2011.

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.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20081112-0111752, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081223-0122172 and assignment of Declarant's Interest thereunder, as set forth in that certain Special Warranty Deed recorded as Instrument No. 20100930-0078098 and amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Stormwater Detention Agreement of record in Instrument Number 20070208-0016683, in the Register's Office for DavidsonCounty, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070306-0027614, in the Register's Office for Davidson County, Tennessee.

Declaration of Right-of-way Easement Agreement with Covenants and Restrictions of record in Instrument Number 20070404-0040334, in the Register's Office for Davidson County, Tennessee.

Charter of Belle Meade Court Condominium Association, Inc. of record in Instrument Number 20081217-0120665, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4120 Ridgefield Drive, Unit 206 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.

Ronald M. Chance

Sandra F. Chance

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald M. Chance and Sandra F. Chance, with whom I am personally acquainted, and who acknowledged that they 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