WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-19836

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tennessee Land & Holdings, LLC	Tennessee Land & Holdings, LLC	116030M30100CO
(NAME)	(NAME)	
4120 Ridgefield Drive, Apartment 301	4120 Ridgefield Drive, Apartment 301	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140032658 DEEDWARR
Recvd: 05/12/14 10:57 2 pgs
Fees:13.00 Taxes:1591.00
20140512-0040332

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Norman Potoksky, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tennessee Land & Holdings, LLC**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 301, on the plan of Belle Meade Court, a Condominium, filed as Exhibit "D", to and established by the Master Deed of record in Instrument No. 200812230122172, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to A&M Capre Investors BP I- Belle Meade Condos LLC, a Delaware limited liability company by Warranty Deed dated 09/30/2010 from Kenner Development Co, LLC, a Georgia limited liability company of record in Instrument 201009300078098, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Norman Potoksky by Warranty Deed dated 02/22/2012 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 201203070019882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Boundary Plat of record in Instrument 200811120111752, said Register's Office.
Master Deed and By-Laws filed for record in Instrument 200812230122172, said Register's Office.

Said By-Laws were amended of record in Instrument 201012070097450, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200702080016683, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200703060027614, said Register's Office.
Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record in Instrument 200704040040334, said Register's Office.
Charter of the Condominium Association of record in Instrument 200812170120665, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4120 Ridgefield Drive, Apartment 301, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2 day of May, 2014.

N Potoksky

Norman Potoksky

State of Tennessee
County of Williamson

Personally appeared before me Norman Potoksky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of May, 2014.

Notary Public Donald R. Barrett
My Commission Expires: 8/27/17

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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