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. 14050816

BILL GARRETT, Davidson County
Trans:T20140040034 DEEDWARR
Recvd: 06/06/14 12:30 2 pgs
Fees:13.00 Taxes:1813.00
20140606-0049468

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $490,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2014.

Notary Public

My Commission Expires: September 9, 2014

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John H. Bailey, III and Sallie W. Bailey 4407 Ridgefield Way Nashville TN 37205	New Owner	Tax Parcel ID No. 116-03-0M-001.00-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, **Brockton J. Sansing, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John H. Bailey, III and Sallie W. Bailey, 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. 4407 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 Condominiums of record in Instrument Number 20081223-0122172 and 20101207-0097450, 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 Brockton J. Sansing by deed from AG/KRE Belle Meade, L.L.C, a Delaware limited liability company, formerly known as A & M Capre Investors BP 1-Belle Meade Condos LLC, a Delaware limited liability company of record in Instrument No. 20120919-0085176 Register's Office for Davidson County, Tennessee, dated September 04, 2012 and recorded on September 19, 2012.

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.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments

and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Court Condominiums of record in Instrument Number 20081223-0122172 and 20101207-0097450, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument 20070208-0016683, Register's Office for Davidson County, Tennessee.

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

Declaration of Right of Way Easement with Covenants and Restrictions in Instrument 20070404-0040334, Register's Office for Davidson County, Tennessee.

By-Laws in Instrument 201012070097450, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan attached as Exhibit "D" to the Master Deed in Instrument 200812230122172, Register's Office for Davidson County, Tennessee.
Charter for HOA in Instrument 200812170120665, Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20120919-0085176 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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

This is improved property located at 4407 Ridgefield Way 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 2nd day of June, 2014.

Brockton J. Sansing

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brockton J. Sansing, 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 2nd day of June, 2014.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018