This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS ROAD EAST, SMYRNA, TENNESSEE 37167

MAP & PARCEL : 116030M31200CO

SEND TAX BILLS TO:

Francis M. Adelman & Susan K. Adelman
4120 Ridgefield Drive
Nashville, TN 37205

NAME AND ADDRESS OF NEW OWNERS:

Francis M. Adelman & Susan K. Adelman
4120 Ridgefield Drive
Nashville, TN 37205

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20150015150 DEEDWARR
Recvd: 03/02/15 14:05 2 pgs
Fees:13.00 Taxes:1609.50
20150302-0017905

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged;

We, the undersigned, **JOHN R. SPEIGHT,** a single man, and **SUZANNE M. SPEIGHT,** a single woman, have bargained and sold and do hereby transfer and convey unto **FRANCIS M. ADELMAN AND WIFE, SUSAN K. ADELMAN**, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 312, 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 by **AG/KRE BELLE MEADE, L.L.C.**, a Deleware limited liability company, formerly known as A & M CAPRE INVESTORS BP I – BELLE MEADE CONDOS, L.L.C., a Delaware limited liability company, to **JOHN R. SPEIGHT**, n and **SUZANNE M. SPEIGHT**, by deed being recorded in Instrument No. 20111205-0094469 on December 5, 2011, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made 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 plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 4120 Ridgefield Drive, Unit 312, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND Grantors do covenant with the said Grantees herein that they are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2015 property taxes are being prorated between the parties hereto, the Grantees assuming payment thereof.

AND, Grantor does further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of deed.

WITNESS OUR HANDS this 25 day of February, 2015.

John R. Speight

Suzanne M. Speight

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **JOHN R. SPEIGHT AND SUZANNE M. SPEIGHT,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 25th day of February, 2015.

Notary Public

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My commission expires: 9/24/2016

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 25th day of February, 2015.

Notary Public

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My commission expires: 12-18-17