WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150085488 DEEDWARR
Recvd: 10/07/15 10:40 2 pgs
Fees: 13.00 Taxes: 1646.50
20151007-0102237

Y-LG-15-4120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William J. Cahill, III and Carol A. Cahill, Trustees of the Cahill Revocable Living Trust U/A/D December 19, 2011	new owner	
(NAME)	(NAME)	**116030M50700CO**
1678 Willisshire Lane		
(ADDRESS)	(ADDRESS)	
Germantown, TN 38139		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JULIAN B. BAKER, III,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM J. CAHILL, III AND CAROL A. CAHILL, TRUSTEES OF THE CAHILL REVOCABLE LIVING TRUST U/A/D DECEMBER 19, 2011,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 507, 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 Julian B. Baker, III by Warranty 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, recorded on the 15th day of December, 2010 in Instrument No. 20101215-0099719, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- 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.
- 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.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE MEADE THEATER, 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 Amendment of by-Laws of Belle Meade Court Condominium Association, Inc. recorded in Instrument No. 20101207-0097450.
- Charter recorded at Instrument No. 20081217-0120665.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4120 Ridgefield Drive #507, Nashville, Tennessee 37205**.

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 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 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/our hand(s) this the 2nd DAY OF OCTOBER, 2015.

Julian B. Baker, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIAN B. BAKER, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2015.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212