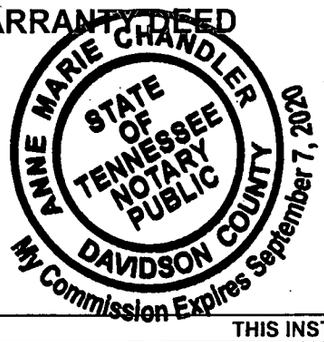
WARRANTY DEED



O-SPM-17-4403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Meredith Mary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Jane Gilbert Andrews and Joseph R. Andrews, III	HOMESTEAD FUNDING CORP.	
(NAME)	(NAME)	**116-3-M-3.00CO**
4403 Ridgefield Way	8 AIRLINE DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	ALBANY, NY 12205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PATRICK RYAN LEDDIN AND WIFE, JAMIE PARKS LEDDIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH R. ANDREWS, III AND JANE GILBERT ANDREWS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

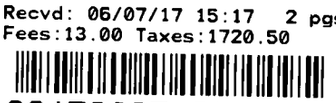
A certain condominium located in Davidson County, Tennessee, being Unit No. 4403 of Belle Meade Court Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Belle Meade Court Condominium of record in Instrument No. 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 Patrick Ryan Leddin and wife, Jamie Parks Leddin, 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 December 6, 2012 in Instrument No. 20121206-0112223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Instrument No. 20081112-0111752, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Belle Meade Court Condominium of record in Instrument No. 20081223-0122172 and amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee.
- Charter of Belle Meade Court Condominium Association, Inc. of record in Instrument No. 20081217-0120665, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20070208-0016683, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070306-0027614, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170048650 DEEDWARR
Recvd: 06/07/17 15:17 2 pgs
Fees:13.00 Taxes:1720.50



20170607-0057222

- Declaration of Right-of-Way Easement Agreement with Covenants and Restrictions of record in Instrument No. 20070404-0040334, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4403 Ridgefield Way, 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 5th DAY OF JUNE, 2017.

Patrick Ryan Leddin

Jamie Parks Leddin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK RYAN LEDDIN, 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 5th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMIE PARKS LEDDIN, 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 5th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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