THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34102-02-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $410,500.00. Dorothy S. Pirolo Affiant Subscribed and sworn to before me this 9th day of March, 2018. Notary Public My Commission Expires:

GERALD C. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2019

WARRANTY DEED

Address New Owner: Walter R. Kemp 4120 Ridgefield Dr. Unit 318 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 03 0 M 318 00CO

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, **Dorothy S. Pirolo, Sole Trustee of the Pirolo Family Survivors Trust U/A/D 2/21/89**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter R. Kemp,** single ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4120 Ridgefield Dr. Unit 318, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 66942 **DEEDWARR**
03/09/2018 11:10:41 AM 3 pgs
Fees: $18.00 Taxes: $1,518.85
20180309-0022439

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-3HHS-18-4120

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of March, 2018.

BY: Dorothy S Pirolo, Sole Trustee
Dorothy S. Pirolo, Sole Trustee of the Pirolo Family Survivors Trust U/A/D 2/21/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dorothy S. Pirolo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Trustee of the Pirolo Family Survivors Trust U/A/D 2/21/89, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 6th day of March, 2018.

Notary Public

My Commission Expires:

10-7-2019

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 318, together with the appurtenant interest in the common elements of Belle Meade Court Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20081223-0122172, amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Dorothy Marie Priolo by deed dated February 15, 2012, from AG/KRE Belle Meade LLC, 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 No. 20120221-0014694, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 22, 2012 of record in Instrument No. 20120829-0077898, Register's Office for Davidson County, Tennessee, Dorothy Marie Pirolo conveyed subject property to The Pirolo Family Survivors Trust DTD 2/21/89, Dorothy S. Pirolo, Trustee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 116 03 0 M 318 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Meade Court Condominium, of record in Instrument No. 20081223-0122172, amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.