Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736224

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Michael O. Dinsmore
Affiant

Subscribed and sworn to before me, this 17th day of August, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2022

Karen Johnson Davidson County
Batch# 701620 **DEEDWARR**
08/20/2021 10:43:18 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210820-0112845

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael O. Dinsmore and Donna A. Dinsmore 4120 Ridgefield Drive #203 Nashville TN 37205	New Owner	Tax Parcel ID No. 116 03 0M 203.00

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, **Ashley M. Alexander, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael O. Dinsmore and Donna A. Dinsmore, 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 apartment in Davidson County, Tennessee, being Unit No. 203, 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 and amendment to Bylaws recorded in Instrument No. 20101207-0097450, 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 Ashley M. Alexander, 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, of record in Instrument No. 20120503-0038313, in the Register's Office of Davidson County, Tennessee, dated April 25, 2012 and recorded on May 03, 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 and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kenner-Mannor Land Co's Second Subdivision of the Kenner Tract, as recorded in Plat Book 421, Page(s) 100.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Co's Subdivision of Lots 4 and 5, Kenner Manor Subd, as recorded in Plat Book 421, Page(s) 155.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Unified Plat of Subdivision & Consolidation of Belle Meade Theater, as recorded in Plat Instrument No. 20061114-0140984 as revised in Instrument No. 20081112-0111752.

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 Condominium of record in Instrument No. 20081223-0122172, as amendment of Bylaws is recorded in Instrument No. 20101207-0097450; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070306-0027614.

Easement for Declaration of right of way Easement Agreement with Covenants and Restrictions, recorded in Instrument No. 20070404-0040334.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070208-0016683.

This is improved property located at 4120 Ridgefield Drive #203 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 17th day of August, 2021.

Ashley M. Alexander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley M. Alexander, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022