

This Instrument Prepared By:
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Knoxville, Tennessee 37919

Ratifies the Fourth Amendment to Amended and Restated
Master Deed of Bakertown Station of record as Instrument No.
201505200063280. in the Knox County Register of Deeds
Office.

Sherry Witt
Register of Deeds
Knox County

**RATIFICATION OF FOURTH AMENDMENT TO
AMENDED AND RESTATED
MASTER DEED OF BAKERTOWN STATION**

WHEREAS, Bakertown Station Condominiums (the "Condominium") was created and established as set forth in the Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 200706220105440, as subsequently amended by the First Amendment to Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 200804290080770, the Second Amendment to Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 201106150071950, the Third Amendment to Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 201204110057005, the Ratification of Amended and Restated Master Deed of Bakertown Station, as amended, of record as Instrument No. 201302270056401, and the Fourth Amendment to Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 201505200063280, all in the Knox County Register of Deeds Office (hereafter referred to as the "Master Deed"); and

WHEREAS, through the Fourth Amendment to Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 201505200063280 in said Register's Office ("Fourth Amendment"), Ball Camp Residential Partners, as developer, removed a portion of the real property from the Condominium ("PUD Property"), (ii) granted ingress and egress easements for the benefit of the PUD Property, and (iii) granted the PUD Property rights to use the mailbox area for the Condominium, as more fully set forth therein; and

WHEREAS, the Bakertown Station Condominiums Homeowners Association, Inc. (the "Association") wishes to ratify the Fourth Amendment to confirm the removal of and the rights granted to the PUD Property.

NOW, THEREFORE, in consideration of the premises and for the mutual benefit and valuable consideration, the Association hereby ratifies the Fourth Amendment as follows:

1. **Specific Ratification.** By affirmative vote of greater than sixty-seven percent (67%) of the Unit Owners, the Unit Owners consent to and ratify the Fourth Amendment, which (i) removes the PUD Property from the Condominium, (ii) grants ingress and egress easements for the benefit of the PUD Property, and (iii) grants the PUD Property rights to use the mailbox area for the Condominium, as more fully set forth therein. The Fourth Amendment was also duly consented to and ratified by greater than fifty-one percent (51%) of the Mortgagees.

2. **Construction.** Capitalized terms used herein shall have the same meaning as in the Master Deed, unless specifically defined herein.

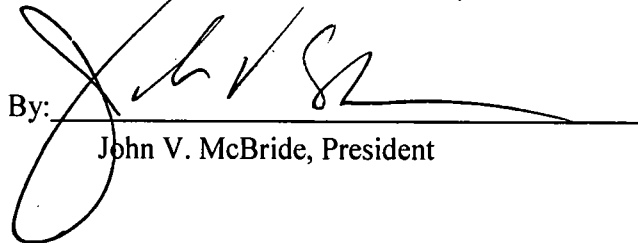


3. **Authority.** This Ratification of Fourth Amendment to Amended and Restated Master Deed of Bakertown Station is made by the Association under the standards set forth in Article VIII, Section 6 of the Master Deed (see First Amendment to Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 200804290080770 in the Knox County Register of Deeds Office), and is to be recorded in accordance with that section.

IN WITNESS WHEREOF, the Association has executed this instrument on the 17 day of August, 2015.

ASSOCIATION:

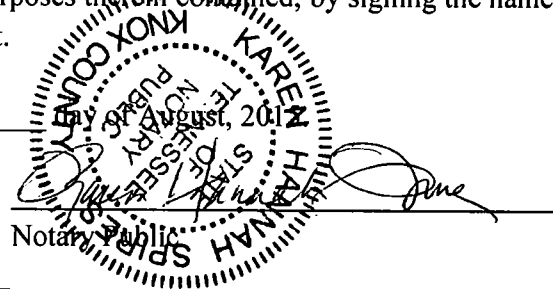
BAKERTOWN STATION CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC.

By: 
John V. McBride, President

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Before me, the undersigned authority, Karen Hannah Spires [name of notary], a Notary Public in and for said County and State, personally appeared **JOHN V. McBride**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of **BAKERTOWN STATION CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC.**, the within named bargainor, a Tennessee nonprofit corporation, and that he as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the nonprofit corporation by himself as President.

Witness my hand and seal at office, this 17 day of August, 2015


Notary Public

My Commission expires: 3/31/18


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