

Sherry Witt
Register of Deeds
Knox County

This Instrument Prepared By:
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Knox County Page: 1 of 3
REC'D FOR REC 02/27/2013 1:10:14PM
RECORD FEE: \$17.00
M. TAX: \$0.00 T. TAX: \$0.00

201302270056401

Ratifies the Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 200706220105440 in the Knox County Register of Deeds Office, First Amendment to Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 200804290080770, Second Amendment to Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 201106150071950 and Third Amendment to Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 201204110057005.

**RATIFICATION OF AMENDED AND RESTATED MASTER DEED
OF BAKERTOWN STATION, AS AMENDED**

WHEREAS, BALL CAMP RESIDENTIAL PARTNERS, a Tennessee general partnership (“Developer”), is the successor developer of Bakertown Station Condominiums pursuant to that Assignment and Assumption Agreement For Transfer of Developer’s Rights between Developer and McBride Co. L.L.C. (“Previous Developer”) of record as Instrument No. 201204110057006 (“Assignment”);

WHEREAS, Previous Developer is the original developer of Bakertown Station Condominiums as set forth in the Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 200706220105440 in the Register’s Office for Knox County, Tennessee, as subsequently amended by the First Amendment to Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 200804290080770 in said Register’s Office, the Second Amendment to Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 201106150071950 in said Register’s Office, and the Third Amendment to Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 201204110057005 in said Register’s Office (hereafter referred to as the “Master Deed”);

WHEREAS, the Master Deed (1) defines “Additional Land” as a parcel containing approximately seventeen (17) acres as described on Exhibit A-1 of the Master Deed, a copy of which is attached hereto as **Exhibit A To Ratification** and (2) states that Previous Developer owned approximately eight (8) of those acres;

WHEREAS, Developer owned (at the time) and still currently owns the balance of the Additional Land;

WHEREAS, through the Third Amendment to Amended and Restated Master Deed of Bakertown Station of record as Instrument No. 201204110057005 in said Register’s Office, Previous Developer incorporated the Additional Land into the Condominium to be subjected to all the covenants, conditions and restrictions of the Master Deed; and

WHEREAS, Developer wishes to ratify the Master Deed to confirm all the Additional Land is effectively incorporated into the Condominium and subject to the Master Deed.

NOW, THEREFORE, in consideration of the premises and for the mutual benefit and valuable consideration, the Developer hereby ratifies the Master Deed as follows:

1. **General Ratification.** Developer acknowledges, ratifies and confirms all the terms, conditions and provisions contained in the Master Deed. All terms, conditions and provisions contained in the Master Deed shall remain in full force and effect.

2. **Land Specific Ratification.** This ratification specifically includes, but is not limited to, the incorporation of the Additional Land into the Bakertown Station Condominiums and said Additional Land and all improvements thereon being subject to all the covenants, conditions and restrictions of the Master Deed in the same manner as they were originally covered in the Master Deed, and Developer hereby confirms and submits the Additional Land to the horizontal property regime known as Bakertown Station, effective as of the date of the original Master Deed.

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

4. **Authority.** This Ratification of Amended and Restated Master Deed of Bakertown Station, As Amended, is made by Developer pursuant to the provisions and authority of Article VII, Section 9 of the Master Deed.

IN WITNESS WHEREOF, Developer has executed this instrument on the 25 day of February, 2013.

DEVELOPER:

BALL CAMP RESIDENTIAL PARTNERS


Page: 2 OF 3
201302270056401

By: G. Todd Johnson

Its: partner

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared G. Todd Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the partner of **BALL CAMP RESIDENTIAL PARTNERS**, the within named bargainor, a Tennessee general partnership, and that he/she as such partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself/herself as partner.

WITNESS my hand and seal at office, this 25 day of February, 2013.

My Commission expires: 3/29/14

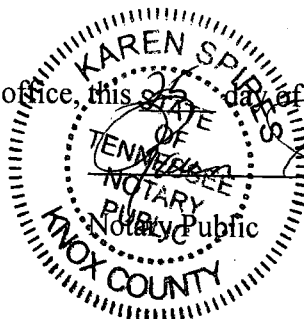


Exhibit A To Ratification

EXHIBIT A-1

The Additional Land

SITUATE in the Second Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, being known and designated as Lot 1 of the Subdivision of Tracts I, II and III of Ball Camp Residential Partners Property, as set forth in Instrument Number 200610310037488, in the office of the Register of Deeds for Knox County, Tennessee, LESS AND EXCEPT the following portion of said Lot 1:

Beginning at an iron pin and cap set at the intersection of the most Southeasterly margin of Ball Camp Pike and the most Northeasterly margin of Bakertown Road and being the most Westerly corner of the herein described tract; thence leaving said most Northeasterly margin of Bakertown Road with said most Southeasterly margin of Ball Camp Pike North 64 degrees 39 minutes 29 seconds East a distance of 355.13 feet to a set iron pin and cap; thence continuing North 63 degrees 43 minutes 02 seconds East a distance of 220.18 feet to a point, said point being the most Northerly corner of the herein described tract; thence leaving said most Southeasterly margin of Ball Camp Pike and severing said Lot 1 of the aforementioned Ball Camp Residential Partners property the following six calls:

South 24 degrees 21 minutes 12 seconds East a distance of 214.93 feet to a point; thence continuing South 22 degrees 22 minutes 50 seconds East a distance of 268.75 feet to a point; thence continuing South 10 degrees 20 minutes 12 seconds East a distance of 49.71 feet to a point; thence continuing South 76 degrees 36 minutes 30 seconds West a distance of 140.83 feet to a point; thence continuing South 13 degrees 12 minutes 36 seconds West a distance of 120.28 feet to a point; thence continuing South 48 degrees 27 minutes 12 seconds West a distance of 152.26 feet to a point on said most Northeasterly margin of Bakertown Road, being the most Southerly corner of the herein described property; thence with said most Northeasterly margin of Bakertown Road the following two calls:

North 41 degrees 32 minutes 50 seconds West a distance of 363.34 feet to a set iron pin and cap; thence continuing North 41 degrees 47 minutes 21 seconds West a distance of 298.38 feet to a point, said point being the Point-of-Beginning, containing approximately 6.25 acres.

A portion of the above is PART OF THE PROPERTY conveyed to McBride Co., L.L.C. by deed from Ball Camp Residential Partners dated November 3, 2006, recorded November 7, 2006, in the office of the Register of Deeds for Knox County, Tennessee, as Instrument 200611070039928. Another portion of the above is PART OF THE PROPERTY conveyed to Ball Camp Residential Partners by deed dated July 20, 2005, of record as Instrument Number 200507250007480, in the office of the Register of Deeds for Knox County, Tennessee.

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Page: 3 OF 3

201302270056401

Instr: 200706226105440
PAGE: 21 OF 45