BILL GARRETT, Davidson County
Trans:T20120053588 DEEDQC
Recvd: 07/20/12 13:28 5 pgs
Fees:27.00 Taxes:0.00
20120720-0064023

Box 31-B
S+R
JAR

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Magnolia Properties Nashville, LLC c/o 139 Partners 310 Jefferson St., Ste 111 Nashville, Tennessee 37208	SAME	Map-Par. 104-08-423
This instrument prepared by: SHERRARD & ROE, PLC 150 Third Avenue South, Ste 1100, Nashville, TN 37201		

QUITCLAIM DEED

The undersigned Donald Seitz, being one and the same person as Donald A. Seitz, and wife Maureen Seitz ("Grantors"), being the owners of the Property (as hereinafter described), do hereby state as follows:

1. The Property conveyed hereby includes all the Units, Common Elements, Limited Common Elements, and any other property interests previously associated with the Belcourt Six Condominium (the "Condominium"), a condominium established by Master Deed of Magnolia Wedgewood Condominiums of record in Book 6258, page 718, Register's Office for Davidson County, Tennessee (the "Master Deed"), as amended by Amendment to Master Deed Establishing Magnolia Wedgewood Condominiums of record at Instrument No. 20110202-0009142, said Register's Office (the "Amendment"), and shown on the plan of record in Book 6258, page 755, said Register's Office (the "Condominium"). Pursuant to the Amendment, the Belcourt Six Condominium was separated from the Magnolia Wedgewood Condominiums, and all powers previously held by the Magnolia Wedgewood Condominium Association, Inc. under the Master Deed reverted to the Grantors as the owners of all Units in the Condominium.

2. Grantors terminated the Condominium and merged all filial estates with the principal property in accordance with Section 24 of the Master Deed and T. C. A. Section 66-27-109 pursuant to the Termination Agreement of record in Instrument No. 20120614-0051986 in the Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of making a contribution for membership in Magnolia Properties Nashville, LLC, Grantors do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described Property to Magnolia Properties Nashville, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), said Property being a certain tract or parcel

of land in the County of Davidson, State of Tennessee, and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

This is improved property known as 1700 Belcourt Avenue, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this Deed to be effective as of the 20th day of July, 2012.

GRANTOR:

Donald Seitz

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald Seitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of July, 2012.

Notary Public

My Commission Expires: July 2015

JONATHAN GUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

590713.3 07604-017

GRANTOR:

Maureen Seitz

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Maureen Seitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of July, 2012.

Notary Public

JONATHAN GUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 20 day of July, 2012.

Notary Public

JOHN L. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/24/13

590713.3 07604-017

Exhibit "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of University Center Estates, Section III, of record in Book 5190, page 44, Register's Office for Davidson County, Tennessee, and being described based upon a survey prepared by Delle Land Surveying, TN RLS No. 1710, entitled ALTA/ACSM Title Survey 1700 Belcourt Avenue, Nashville, Tennessee, dated July 13, 2012, as follows:

Beginning at a point in the Southerly margin of Wedgewood Avenue, said point being the common front corner of Lot Nos. 1 and Parcel 266 of Map 104-8; thence with the line between said Lots S 10 deg. 34'44" W, 170.39 feet to a point; thence S 80 deg. 57'16" E, 7.50 feet to a point; thence S 07 deg. 50'29" W, 50.00 feet to a point; thence S 09 deg. 02' 44" W, 50.00 feet to a point; thence S 80 deg. 56'28" E, 16.71 feet to a point in the Westerly margin of Magnolia Boulevard, said point being the beginning of a curve; then around said curve to the left having a radius of 1054.00 feet, a distance of 127.05 feet to the beginning of a curve; thence around said curve to the left having a radius of 614.00 feet, a distance of 62.91 feet to the beginning of a curve; thence around said curve to the left having a radius of 20.00 feet a distance of 31.97 feet to a point in the Southerly margin of Wedgewood Avenue, said point being the beginning of a curve; thence around said curve to the left having a radius of 784.00 feet a distance of 100.61 feet to the point of beginning.

Being part of the same property conveyed to DONALD A. SEITZ and wife, MAUREEN SEITZ, by deed of record in Instrument No. 20120523-0044594, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to DONALD A. SEITZ AND WIFE, MAUREEN SEITZ, by Quitclaim Deed from WILLIAM JACKSON & ASSOCIATES, LLC, of record as Instrument No. 20051018-0125643, dated October 7, 2005, said Register's Office.

Being part of the same property conveyed to DONALD SEITZ AND WIFE, MAUREEN SEITZ, by deed from BRUCE A. MCCURDY AND WIFE, DEBBIE A. MCCURDY, of record as Instrument No. 20060119-0007447, dated January 19, 2006, said Register's Office.