Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20130107-0001561

This instrument prepared by & send tax bills to:
Matthew D. Goodwin and Francesca Battistelli Goodwin
126 Northcrest Commons Circle
Nashville, TN 37211

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **FRANCESCA BATTISTELLI, NOW KNOWN AS FRANCESCA BATTISTELLI GOODWIN, WHO ACQUIRED TITLE AS A SINGLE WOMAN**, of 126 Northcrest Commons Circle, Nashville, TN 37211, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **MATTHEW D. GOODWIN AND FRANCESCA BATTISTELLI GOODWIN, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY,** of 126 Northcrest Commons Circle, Nashville, TN 37211, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 126, NORTHCREST, PHASE ONE & TWO, A HORIZONTAL PROPERTY REGIME, WITH PRIVATE ELEMENTS AS DESCRIBED IN EXHIBIT "A" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHCREST COMMONS HOMEOWNERS' ASSOCIATION, INC., OF RECORD IN INSTRUMENT NO. 20040615-0070835, OF THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. COUNTY TAXES FOR THE YEAR 2008, A LIEN NOT YET DUE AND PAYABLE. SAID TAXES HAVE BEEN PRORATED BETWEEN THE PARTIES AS OF THE DATE OF THIS INSTRUMENT, WITH THE GRANTORS PAYING THEIR PRORATE SHARE THEREOF TO GRANTEES WHO WILL BE RESPONSIBLE FOR PAYMENT OF SAID TAXES.

2. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF NORTHCREST, PHASE ONE & TWO, A HORIZONTAL PROPERTY REGIME, AS RECORDED IN 20040615-0070835.

3. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20040615-0070835, AMENDED AT INSTRUMENT NOS. 20040722-0087737, 20050228-0021538 AND 20060628-0077585.

4. TERMS AND PROVISIONS OF BY-LAWS OF NORTHCREST COMMONS HOMEOWNERS ASSOCIATION, INC. RECORDED IN INSTRUMENT NO. 20040615-0070834.

PARCEL ID #147 12 0A 126.00

THIS BEING THE SAME PROPERTY CONVEYED TO FRANCESCA BATTISTELLI, A SINGLE WOMAN FROM GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY IN A DEED DATED MAY 05, 2008 AND RECORDED MAY 19, 2008 AS INSTRUMENT NO. 20080519-0051230.

Property Commonly Known As: 126 Northcrest Commons Circle, Nashville, TN 37211

IN TESTIMONY WHEREOF I/We have executed this instrument of the 22 day of August, 2012.

Francesca Battistelli NKA Francesca Battistelli Goodwin
FRANCESCA BATTISTELLI, NOW KNOWN AS
FRANCESCA BATTISTELLI GOODWIN

STATE OF TENNESSEE ~~OMI~~ GA

COUNTY OF ~~**DAVIDSON**~~ CHEROKEE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, FRANCESCA BATTISTELLI NKA FRANCESCA BATTISTELLI GOODWIN, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Cherokee County, GA, Tennessee on this date of August 22, 2012.

(OFFICIAL SEAL)
NOTARY PUBLIC GEORGIA
PEGGY M. TRUELOVE
COUNTY OF HALL
My Commission Expires July 27, 2014

Peggy M. Truelove
Notary Public
My Commission Expires: 7/27/14

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Francesca Battistelli NKA
Francesca Battistelli Goodwin
Affiant

Subscribed and sworn to before me this the 22 day of August, 2012.

Peggy M. Truelove
Notary Public
My Comm. Expires: 7/27/2014

(OFFICIAL SEAL)
NOTARY PUBLIC GEORGIA
PEGGY M. TRUELOVE
COUNTY OF HALL
My Commission Expires July 27, 2014

True Copy Certification

I, Jack Friend, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Rhode Island

County of Newport

Personally appeared before me, LEANNE RUTTER a notary public for this county and state, JACK FRIEND who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/3/14

Notary' Seal (if on paper)

LEANNE RUTTER
Notary Public-State of Rhode Island
My Commission Expires
February 03, 2014