THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, Tennessee 37215** **CRT File No. 12112314**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 1st day of February, 2013. Notary Public My Commission Expires: _____

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

QUITCLAIM DEED

Address New Owner: Robingale A. Panepinto 2112 Acklen Avenue #204 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: 104.12-OC-204.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Robingale Anderson, now known as Robingale A. Panepinto** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey **Robingale A. Panepinto,** her heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 204, VILLAGES OF ACKLEN, as established under Master Deed of record in Instrument No. 20051221-0152869, amended in Instrument Nos. 20060112-0004705, 20061108-0139002, 20061115-0141802, 20061227-0158825 and 20070621-0074025, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Alliance Development, LLC, a Tennessee limited liability company to Robingale Anderson as recorded on the 22nd day of August, 2007 in Instrument No. 20070822-0100401, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Terms and provisions of by-Laws recorded in Instrument No. 20051221-0152869.
Charter recorded at Instrument No. 20051221-0152869.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGES OF ACKLEN Condominium of record in Instrument No. 20051221-0152869 , as amended by instrument(s) of record in Instrument Nos. 20060112-0004705, 20061108-0139002, 20061115-0141802, 20061227-0158825 and 20070621-0074025; 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.

Urban Renewal Plan recorded in Book 10737, Page 558.

Lease Agreement recorded at Instrument No. 20051026-0129448.

Robingale Anderson having since married and now being known as Robingale A. Panepinto.

BILL GARRETT, Davidson County
Trans:T20130011059 DEEDQC
Recvd: 02/08/13 13:28 2 pgs
Fees:12.00 Taxes:0.00
20130208-0013357

This is improved property located at 2112 Acklen Avenue #204 Nashville TN 37212

Whenever used, the singular number 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 1st day of February, 2013.

Robingale Anderson,
now known as Robingale A. Panepinto

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Robingale Anderson, now known as Robingale A. Panepinto**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of February, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014