BILL GARRETT, Davidson County
Trans:T20130015702 DEEDQC
Recvd: 02/26/13 08:14 3 pgs
Fees:17.00 Taxes:0.00
20130226-0018844

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No: 52105

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth Anne Boschini Victor J. Boschini, Jr. 4120 Ridgefield Drive Unit 505 Nashville, Tennessee 37205	Farmington Financial Group 2002 Richard Jones Road Suite 300A Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 116030M50500CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Anne Boschini, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and quitclaim unto **Elizabeth Anne Boschini and Victor J. Boshchini, Jr., as joint tenants with rights of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 505 of Belle Meade Court Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Doc. No. 20081223-0122172, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Elizabeth Anne Boschini by AG/KRE Belle Meade, LLC, dated December 27, 2012 and recorded on 1-2-13 of record in Doc. No. 20130102.0000454 Register's Office for Davidson County, Tennessee. Also Being part of the same property conveyed to A & M Capre Investors BPI-Belle Meade Condos, a Delaware limited liability company, by Special Warranty deed from Kenner Development Company, LLC, a Georgia limited liability company, dated September 30, 2010 and recorded on September 30, 2010, of record in Doc. No. 20100930-0078098, Register's Office for Davidson County, Tennessee. The said A & M Capre Investors BPI-Belle Meade Condos, LLC is now known as AG/KRE Belle Meade, LLC, by Certificate of Amendment of record in Doc. No. 20110224-0015320, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, shown as Exhibit "D" to the Master Deed in Doc. No. 20081223-0122172, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Doc. No. 20081223-0122172 and amendment to By Laws in Doc. No. 20101207-0097450, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; All matters shown on the Plan, with Owner's Certificate, of record in Doc. No. 20070208-0016683, said Register's Office; Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record in Doc. No. 20070404-0040334, said Register's Office Easement for sanitary sewers and/or storm drainage , water mains, pumps and appurtenances of record in Doc. No. 20070306-0027614, said Register's Office; Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Doc. No. 20070208-0016683, said Register's Office.

This is I property, known as: 4120 Ridgefield Drive, Unit 505, Nashville, Tennessee 37205

WITNESS THE EXECUTION HEREOF this ~~28th~~ 21st day of ~~December, 2012~~ February, 2013 .

Elizabeth Anne Boschini

Elizabeth Anne Boschini

State of TENNESSEE

County of DAVIDSON

On this 21st day of February 2013 , before me the undersigned authority, personally appeared Elizabeth Anne Boschini, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

GREGORY POLK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $0

Louie C McKinney
Affiant

Sworn and subscribed before me this 21st day of February 2013

Notary Public

My Commission Expires: 9/8/2013

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.