# QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20130029266 DEEDQC
Recvd: 04/10/13 13:40 2 pgs
Fees: 12.00 Taxes: 0.00

20130410-0035540

G-MIG-12-4120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~21st~~ 9th DAY OF ~~December, 2012~~. APRIL, 2013

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Linda A. Licalsi** | **Mortgage Investors Group** | |
| (NAME) | (NAME) | |
| **4116 Ridgefield Drive** | **1321 Murfreesboro Rd, Suite 606** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | **Knoxville, TN 37923** | **116-3-M-5.00 CO** |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **I/WE LINDA A. LICALSI, UNMARRIED AND CARLA LICALSI, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **LINDA A. LICALSI, UNMARRIED A 50% UNDIVIDED INTEREST AND CARLA LICALSI, TRUSTEE OF THE CARLA LICALSI REVOCABLE TRUST A 50% UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

**A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 4116 OF BELLE MEADE COURT CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING BELLE MEADE COURT CONDOMINIUMS OF RECORD IN INSTRUMENT NUMBER 20081223-0122172, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST 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 BUILDINGS THEREOF; SAID UNITS BEING DEPICTED ON EXHIBIT "D" TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT "E" TO SAID MASTER DEED. SAID UNITS ALSO BEING A PORTION OF THE PROPERTY AS DEPICTED ON THE PLAN OF FIRST REVISION, UNIFIED PLAT OF SUBDIVISION & CONSOLIDATION OF BELLE MEADE THEATER OF RECORD IN INSTRUMENT NO 20081112-0111752, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**BEING THE SAME PROPERTY CONVEYED TO LINDA A. LICALSI, UNMARRIED AND CARLA LICALSI, UNMARRIED BY WARRANTY DEED FROM AG/KRE BELLE MEAD, L.L.C FILED JANUARY 15, 2013 OF RECORD IN INSTRUMENT NO. 20130115-0004597, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESEE.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

This is
**( ) unimproved**
**( X ) improved**

property known as **4116 Ridgefield Drive Nashville, Tennessee 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 31 day of **December, 2012.**

Linda A. Licalsi
Linda A. Licalsi

Carla Licalsi
Carla Licalsi

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda A Licalsi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31ST day of December 2012

Mary Frances Ry
Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carla Licalsi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31ST day of December 2012

Mary Frances Ry
Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
**Rudy Title & Escrow**
**2012 21st Ave. South**
**Nashville, TN 37212**