BILL GARRETT, Davidson County
Trans:T20130053807 DEEDQC
Recvd: 06/25/13 13:10 3 pgs
Fees:17.00 Taxes:0.00
20130625-0065285

Quitclaim Deed

THIS DEED OF CONVEYANCE made and entered into on the 20th day of February, 2013, by and between **DIEGO G. MASTRONARDI AND WIFE, JANE C. GIBSON,** whose mailing address is 1017 Mooreland Drive, Bowling Green, Kentucky 42103, referred to herein as "GRANTOR" and **PADRONI DI CASA, LLC, a Kentucky limited liability company, by Jane Gibson, Member,** with its mailing address being 1017 Mooreland Drive, Bowling Green, Kentucky 42103, referred to herein as "GRANTEE."

WITNESSETH: For and in consideration of the love and affection between the Grantor and Grantee, the Grantor does hereby remise, release and forever quitclaim unto the Grantee, his heirs and assigns forever, in fee simple, jointly with rights of survivorship, that certain real property located at 625 Boscobel Street, Nashville, Tennessee 37206 (Map Parcel Number 08216031400), and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 18, JS Williams Addition, Edgefield, as shown on plat of record in Plat Book 21, Page 45, Register's office for Davidson County, Tennessee to which plat reference is hereby made for a complete description thereof.
>
> Being the same property conveyed to Diego G. Mastronardi and wife, Jane C. Gibson, from Natalie Diane Garner and spouse, Taylor Garner, by Warranty Deed dated January 24, 2013 and recorded as Instrument No. 20130201-0010598, Register's Office for Davidson County, Tennessee.

HEREBY CONVEYING the interest in and to the above-described real property with all improvements thereon and appurtenances thereunto belonging unto the Grantee, his heirs and assigns; subject, however, to such easements and grants as may exist for rights-of-way, public roads and public utilities; all applicable building and use restrictions of record, and rules and regulations of the City-County Planning Commission of Davidson County, Tennessee, if applicable, in the office of the Davidson County Clerk.

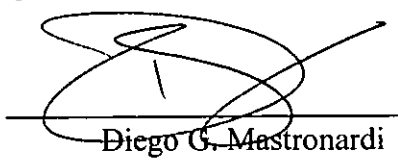
All real property taxes and assessments payable in the year of this conveyance shall be paid by the Grantee herein as of the date of closing and possession shall be given upon execution and delivery of this Deed.

All real property taxes and assessments payable in the year of this conveyance shall be prorated between the parties herein as of the date of closing, and possession shall be given upon execution and delivery of this Deed. The tax bill for the year of this conveyance shall be mailed in-care-of Grantee, Padroni di Casa, LLC, c/o Jane Gibson, 1017 Mooreland Drive, Bowling Green, Kentucky 42103.

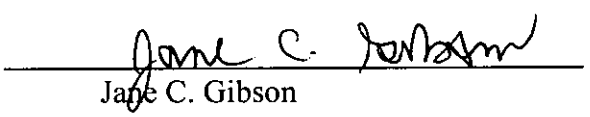
The parties swear or affirm that the actual consideration for this transfer is $0.00 but the estimated fair market value of the property described above is $281,993.00.

IN TESTIMONY WHEREOF, witness the signature of the Grantor and the Grantee on the date first above written.

GRANTOR:

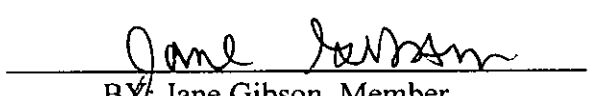


Diego G. Mastronardi



Jane C. Gibson

GRANTEE:
Padroni di Casa, LLC, a Kentucky limited liability company



BY: Jane Gibson, Member

COMMONWEALTH OF)
KENTUCKY) ss
COUNTY OF WARREN)

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me this 20th day of February, 2013, by Diego G. Mastronardi and Jane C. Gibson, husband and wife, as GRANTOR.

Notary Public ID 411551
My Commission expires: 1/23/2014

COMMONWEALTH OF)
KENTUCKY) ss
COUNTY OF WARREN)

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me this 20th day of February, 2013, by Jane Gibson, Member of Padroni di Casa, LLC, a Kentucky limited liability company, for and on behalf of said company, as GRANTEE.

Notary Public ID 411551
My Commission expires: 1/23/2014

COMMONWEALTH OF KENTUCKY
COUNTY OF WARREN

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

Jamie Price Matlock
AFFIANT

SUBSCRIBED AND SWORN TO ME, THIS 20TH DAY OF FEBRUARY, 2013.

Terri Clark Dobbs
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-7-2016

PREPARED WITHOUT REQUEST FOR EXAMINATION/OPINION OF TITLE BY:

COLE & MOORE
921 College Street ~ P.O. Box 10240
Bowling Green, Kentucky 42102-7240
(270) 782-6666 (270) 782-8666 fax

By: _____
Joseph Ryan Loney