File Box 8

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

BILL GARRETT, Davidson County
Trans:T20140009928 DEEDWARR
Recvd: 02/11/14 14:06 3 pgs
Fees:18.00 Taxes:1480.00
20140211-0012151

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 53207

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Barbara Nylander Carl Wingo 7651 Old Charlotte Pike Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 116030M50500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00** , 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 Rosenzweig and Victor J. Boschini, Jr. as joint tenants with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Nylander and spouse, Carl Wingo** 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 so urce 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 Boschini by Warranty Deed from AG/KRE Belle Meade, LLC, dated December 26, 2012 and recorded on January 2, 2013 of record in Doc. No. 20130102-0000454, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February21, 2013, recorded February 25, 2013 of record in Doc. No. 20130226-0018844, said Register's Office, subject property was conveyed to Elizabeth Anne Boschini and Victor J. Boschini, Jr., as joint tenants with rights of survivorship. The said Elizabeth Ann Boschini is now known as Elizabeth Anne Rosenzweig.

Evan Nathaniel Rosenzweig, spouse of Elizabeth Anne Rosenzweig, joins in this conveyance, solely to convey any and all marital interest he may have in subject property.

Subject property was never the primary or marital residence of Victor J. Boschini, Jr.

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

This conveyance is subject to: Taxes for 2014, and subsequent years; All Matters shows on the Plan of record in Doc. No. 20070208-0016683, said Register's Office. The Plan, with Owner's Certificate, of record 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. 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 a 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. 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.

A letter from Belle Meade Court Home Owner's Association is attached as Exhibit "A", outlining the use of two parking spaces for the owner of this unit.

This instrument is executed on behalf of Victor J. Boschini, Jr. by Elizabeth Anne Rosenzweig pursuant to a Power of Attorney executed by him on the 30th day of January, 2014, of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This instrument is executed on behalf of Evan Nathaniel Rosenzweig. by Elizabeth Anne Rosenzweig pursuant to a Power of Attorney executed by him on the _____ day of _____, 2014, of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 4120 Ridgefield Drive # 505, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of February, 2014 .

EA Rosenzweig
Elizabeth Anne Rosenzweig

Victor J. Boschini Jr. by Elizabeth Anne Rosenzweig Atty-in-Fact
Victor J. Boschini, Jr. by Elizabeth Anne Rosenzweig, Atty-In-Fact

Evan Nathaniel Rosenzweig by Elizabeth Anne Rosenzweig Atty-in-Fact
Evan Nathaniel Rosenzweig by Elizabeth Anne Rosenzweig, Atty-In-Fact

State of TENNESSEE
County of DAVIDSON

On this 7th day of February, 2014 , before me the undersigned authority, personally appeared Elizabeth Anne Rosenzweig, 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.

KRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES: March 3, 2015

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: $400,000.00

GREGORY GLENN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Sworn and subscribed before me this 7th day of February, 2014

Notary Public

My Commission Expires: 3/7/2017

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Elizabeth Anne Rosenzweig** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Victor J. Boschini, Jr., and Evan Nathaniel Rosenzweig** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 7th day of February, 2014

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

EXHIBIT "A"
To
Warranty Deed

FROM: Elizabeth Anne Rosenzweig and Victor J. Boschini, Jr.

TO: Barbara Nylander and spouse, Carl Wingo

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Elizabeth Anne Rosenzweig, Affiant

Sworn to and subscribed before me this 7th day of February, 2014

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015