Instrument Prepared By:
Law Office of Matt Potempa, PLLC
222 Second Avenue North, Suite 360M
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20120010928 DEEDQC
Recvd: 02/14/12 09:36 2 pgs
Fees:12.00 Taxes:0.00
20120214-0012782

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Patricia C. Tanley, Trustee U/A/D June 29, 1998, of the Tanley Revocable Living Trust Agreement**, hereinafter called Grantor, have bargained and sold and by these presents do hereby quitclaim and convey to **Patricia C. Tanley-Lunday,** a married woman, all of my rights, title, life estate and interest in and to the following described tract of land to wit.

BEING Unit No. 2039 of the Kingsbridge Condominiums, a Condominium Apartment, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act) and the provisions of the Master Deed for The Kingsbridge Condominiums of record in Book 7105, Page 777, as amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7105, Page 804, said Register's Office (collectively the Master Deed), to which Master Deed reference is here made for a more complete and accurate legal description of said unit;

Together with the undivided percentage interest in the Common Elements (as defined in Master Deed) appertaining to said unit and all other rights, powers, privileges, and interest appertaining to said unit pursuant to the Master Deed.

BEING the same property conveyed to Patricia C. Tanley, Trustee U/A/D June 29, 1998, of the Tanley Revocable Living Trust Agreement from Patricia Ann Crockett Tanley, individually, of record in Book 11006, Page 746, Register's Office for Davidson County, Tennessee.

This improved property is known as **2039 Lombardy Avenue, Nashville, Tennessee 37215.**

This Instrument was prepared by information provided by the Grantor. No new title search was done.

This instrument is subject to any and all existing restrictions, easements, and building setback lines of record.

WITNESS my hand and seal on this 2nd day of FEBRUARY, 2011.

Patricia C Tanley, Trustee U/A/D

Patricia C Tanley, Trustee U/A/D June 29, 1998
Tanley Revocable Living Trust Agreement

STATE OF PENNSYLVANIA
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Patricia C. Tanley,** Trustee U/A/D June 29, 1998, of the Tanley Revocable Living Trust Agreement, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the said Trustee and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at _____, this 2nd day of February, 2011.

Frances A. Aumiller
Notary Public

My Commission Expires_____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Frances A. Aumiller, Notary Public
South Middleton Twp., Cumberland County
My Commission Expires March 16, 2014
Member, Pennsylvania Association of Notaries

NAME AND ADDRESS OF NEW OWNER	**SEND PROPERTY TAX STATEMENT TO:**	**MAP & PARCEL NO.**
Patricia C. Tanley-Lunday 624 Devonshire Drive Carlisle, PA 17013	Same	117-07-0-J/013CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
14 **Day of** Feb, **20**12.
_____, **Deputy Register**