Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $362,000.00

Jane Elizabeth O'Malley
Affiant

Subscribed and sworn to before me, this 28th day of March 2014.

Notary Public
My commission expires: 2/23/15

Davidson County DEEDWARR
Recvd: 04/01/14 10:16 3 pgs
Fees:18.00 Taxes:1339.40
20140401-0026718

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
O'Malley Revocable Living Trust 505 Pond Apple Rd Clarksville TN 37043	Same	93060A29400CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Janice E. Bandy an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jane Elizabeth O'Malley and Michael Patrick O'Malley,Trustees of O'Malley Revocable Living Trust dated June 28 2007 hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1818 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429 and amended in 20111104-0086473 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425 and amended in No 20111104-0086473 and No. 20111215-0097929 Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Janice E Bandy by deed from Encore Phase I Development Company, LLC of record in Instrument No. 20120522-0044187 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080225-0018429 and amended in Instrument No. 20111104-0086473, Register's Office for Davidson County, Tennessee a horizontal property regime of Encore, a Residential Condominiums 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080225-0018425 and amended in Instrument No. 20111104-0086473 and No. 20111215-0097929 , Register's Office for Davidson County, Tennessee establishing a horizontal property regime of Encore, Master Association 4) Charter for Encore Residential Condominium

Association of record in Instrument No. 20080225-0018428 8) All matters appearing on plan of record in Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee 5) Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424 6) Storm Quality Agreement of record in Instrument No. 20060406-0039472 7) Restrictions set out in the Quitclaim Deed of record in Instrument No. 20060406-0067537

This property is improved property known as 301 Demonbreun Street, Unit 1818, Nashville, Tennessee 37201

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of March, 2014.

Janice E. Bandy

STATE OF TEXAS
COUNTY OF Tarrant

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

Witness my hand and official seal at Fort Worth, TEXAS, this 27 day of March, 2014.

Rebecca K Fulbright
Notary Public

My Commission expires: 05/01/14

REBECCA K. FULBRIGHT
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-01-2014

FILE NO: 08128

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

