This instrument prepared by:
George R. Nunes
1500 4th Avenue North, Unit 302
Nashville, TN 37208

Davidson County DEEDWARR
Recvd: 03/30/16 11:26 4 pgs
Fees:22.00 Taxes:0.00
20160330-0029943

WARRANTY DEED

TITLE OF DOCUMENT #79831

ADDRESS NEW OWNER AS FOLLOWS:
George Ronald Nunes, Trustee, et al
1500 4th Avenue North, Unit 302
Nashville, TN 37208

MAIL TAX STATEMENT TO:
George Ronald Nunes, Trustee, et al
1500 4th Avenue North, Unit 302
Nashville, TN 37208

MAP PARCEL NUMBERS:
082 09 0J 009.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **George R. Nunes, a single person, who acquired title as unmarried and Nan E. Oshin, a single person, who acquired title as unmarried, as joint tenants with right of survivorship** has this day bargained and sold, and does hereby transfer and convey unto the said **George Ronald Nunes and Nan Elizabeth Oshin, Trustees of the George R. Nunes Revocable Trust, dated June 3, 2015, and George Ronald Nunes and Nan Elizabeth Oshin, Trustees of the Nan E. Oshin Revocable Trust, dated June 3, 2015, each with an undivided 50% tenant in common interest**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Transfer to Revocable Living Trusts.

This is unimproved ( ) property known as 1500 4th Avenue North, Unit 302
Improved (X) Nashville, Tennessee 37208

Being the same property conveyed to George R. Nunes, unmarried and Nan E. Oshin, unmarried, as joint tenants with right of survivorship by Warranty Deed from Lawrence Bros., LLC, Tennessee limited liability company of record in Document No. 20061220-0156694, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 12 day of February, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

George R. Nunes

Nan E. Oshin

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

CHERRI R. GREEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Personally appeared before me, Cherri R. Green a Notary Public in and for said County and State, **George R. Nunes and Nan E. Oshin** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at SunTrust Bank / Nashville, TN this 12 day of Feb., A.D., 2016.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 03-08-2016.

AFFIDAVIT OF VALUE

CHERRI R. GREEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)

COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (3) (f).

Subscribed and sworn to before me this the 12 day of Feb., 2016.

(Affix Seal)

George Ronald Nunes, Trustee

Notary Public

My Commission Expires: 03-08-2016.

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 4302 ON THE MASTER DEED ESTABLISHING THE MORGAN PARK PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101-103, ET. SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD AS INSTRUMENT NO. 20050831-0104621, AMENDED AS INSTRUMENT NO. 20051110-0136248 AS AMENDED IN INSTRUMENT NO. 20060516-0057286 AND AMENDED AS INSTRUMENT 20061023-0131222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE MAP OF NASHVILLE HORTICULTURAL SOCIETY PLAN OF RECORD IN PLAT BOOK 2, PAGE 30, CHANCERY COURT AT NASHVILLE, TENNESSEE.

True Copy Certification

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

Sharon Bailey
Signature

State of NEVADA

County of CLARK

Personally appeared before me, Valerie Ward, a notary public for this county and state, Sharon Bailey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valerie Ward
Notary's Signature

My Commission Expires: 8/30/15
Notary' Seal (if on paper)

VALERIE WARD
Notary Public State of Nevada
No. 07-4707-1
My appt. exp. Aug. 30, 2015