BILL GARRETT, Davidson County
Trans:T20170078087 DEEDQC
Recvd: 09/06/17 14:30 2 pgs
Fees:12.00 Taxes:0.00
20170906-0091697

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **Keller Turner Ruth Andrews & Ghanem PLLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this day of August, 2017. Notary Public My Commission Expires: 9/7/2020

KENDALL CONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2020

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
O'Malley Ramachandra Joint Revocable Trust, U/I dtd August 11, 2017 1205 Paris Avenue #213 Nashville, TN 37212	CityLife Lending Group, LLC 13675 Technology Drive Eden Prairie, MN 55344	118-1-L-3.00 CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin Brendan O'Malley, a single person** ("Grantor"), by these presents, does hereby quitclaim and convey unto **Kevin Brendan O'Malley and Tara Ramachandra, Trustees of the O'Malley Ramachandra Joint Revocable Trust, U/D dtd August 11, 2017,** and its heirs, successors and assigns ("Grantee"), all of Grantors' rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 213, 12TH AVENUE RESIDENTIAL CONDOMINIUM, AS SHOWN ON A DECLARATION OF RECORD IN INSTRUMENT 20110324-0022881, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CHARLES JOE AND WIFE, HEE-MEE Y. JOE TO 12TH & PARIS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 31ST DAY OF JULY, 2008 IN INSTRUMENT NO. 20080731-0078490 AND PART OF SPECIAL WARRANTY DEED FROM CHARLES JOE AND WIFE, HEE-MEE Y. JOE TO 12TH & PARIS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 31ST DAY OF JULY, 2008 IN INSTRUMENT NO. 20080731-0078489, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20091006-0093140 (12TH & PARIS MASTER CONDOMINIUM) AND INSTRUMENT NO. 20110324-0022881, CONFIRMED IN INSTRUMENT NO. 20110325-0023142 (12TH AVENUE RESIDENTIAL CONDOMINIUM); CHARTER OF RECORD IN INSTRUMENT NOS. 20091009-0093509 AND 20091008-0093706; EASEMENTS OF RECORD IN INSTRUMENT NO. 20080811-0082119 AND 20090108-002143; INSPECTION AND MAITENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20080211-0082116; APPLICATION OF RECORD IN INSTRUMENT NO. 20080908-0091479; NOTICE OF LEASE OF RECORD IN INSTRUMENT NO. 20060425-0047389 AND ASSIGNMENT OF RECORD IN INSTRUMENT NO. 20110401-0025122 AND ANY AND ALL OTHER EXISTING EASMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

Being the same property conveyed to Kevin Brendan O'Malley, a single person, by Warranty Deed from 12th & Paris, LLC, a Tennessee Limited Liability Company, dated January 17, 2012, of record in Instrument No. 20120123-0006094, said Register's Office.

This is improved property, known as: **1205 Paris Avenue #213, Nashville, TN 37212.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this the 31 day of August, 2017, the bargaining party, having cause our names to be signed hereto on said day and date.

GRANTOR:

KEVIN BRENDAN O'MALLEY

STATE OF MISSOURI)
)
COUNTY OF)

On this 31 day of August in the year 2017, before me, the undersigned Notary Public, personally appeared, **KEVIN BRENDAN O'MALLEY,** the within named bargainor, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
Print Name: Diane Winkeler
My commission expires: 9-22-2017.

DIANE WINKELER
Notary Public-Notary Seal
State of Missouri, St Louis County
Commission # 13872471
My Commission Expires Sep 22, 2017