Bill Garrett Davidson County
Batch# 76842 DEEDQC
04/06/2018 10:27:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180406-0032396

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The Matthew P. Ricatto Inter Vivos Trust 1212 Laurel Street, Unit 605 Nashville, TN 37203	SWBC Mortgage Corporation 9311 San Pedro #100 San Antonio, TX 78216	093090CO3200CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

NOTE TO REGISTER'S OFFICE: This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(3)(F), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew P. Ricatto**, a single man, by these presents does hereby quitclaim and convey unto **Matthew P. Ricatto as Trustee of The Matthew P. Ricatto Inter Vivos Trust created pursuant to instrument of revocable trust dated April 5, 2018**, his successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary thereof, all of his right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> A certain condominium located in Davidson County, Tennessee, being unit 605 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being

depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.
Being the same property conveyed to Matthew P. Ricatto by deed from Laurel Property, LLC of record as Document No. 20160108-0002260 Register's Office for Davidson County, Tennessee.

This is improved property, known as 1212 Laurel Street, Unit 605, Nashville, Tennessee 37203.

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

WITNESS my hand this 5th day of April, 2018.

Matthew Ricatto
Matthew P. Ricatto

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, Notary Public, **Matthew P. Ricatto**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 5 day of April, 2018.

Notary Public

My Commission Expires:_____

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

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