Davidson County DEEDWARR Recvd: 03/01/07 12:53 2 pgs Fees:13.00 Taxes:83.25 20070301-0025407	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2007. Notary Public MY COMMISSION EXPIRES: March 22, 2008. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Robert O'Malley	Robert O'Malley	071-15-0
211 Eastmoreland Street	P.O. Box 4 Antioch, Tennessee 37011	GROUP
Nashville, Tennessee 37207		PARCEL 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **** Twenty Two Thousand Five Hundred Dollars and Zero Cents ($22,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cynthia Dianne Gothard, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Robert O'Malley, married, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 43 on the Map of Eastmoreland Place as of record in Book 161, page 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Cynthia Dianne Hunter by deed dated August 8, 1985, from Clifford O. Howard, Sr., an unmarried person, of record in Book 6627, page 844, Register's Office for Davidson County, Tennessee; the said Cynthia Dianne Hunter having since married and is now known as Cynthia Dianne Gothard.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations, and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 211 Eastmoreland Street, Nashville, Tennessee 37207

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 February 2007.

Cynthia Dianne Gothard

Cynthia Dianne Gothard

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Jason Chaffin, a Notary Public in and for said County and State, the within named Cynthia Dianne Gothard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February 2007.

Commission expires: March 22, 2008

Jason Chaffin Notary Public

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE