File No. 290400538

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090027824 DEEDWARR
Recvd: 04/28/09 13:41 2 pgs
Fees: 13.00 Taxes: 334.85
20090428-0038325

KATHY JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-19-10
(AFFIX SEAL)

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert O'Malley and Betty S. O'Malley	SAME	148-07-0-105.00
(NAME) P. O. Box 4	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William Eric Rein, unmarried, and Jonnelle Elaine Rein, unmarried, as tenants in common**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert O'Malley and wife, Betty S. O'Malley**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 854 on the Plan of Cherokee Hills, Section Eight, of record in Plat Book 3700, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to William Eric Rein and Jonnelle Elaine Rein, as tenants in common by Quitclaim Deed from Sandra D Rein of record in Instrument No. 20000710-0067950 on 06/30/2000 and filed for record on 07/10/2000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Book 3700, Page 154 and Restrictions of record in Book 4198, Page 609, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 109 Rader Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hands this 22nd day of April, 2009.

William Eric Rein

Jonnelle Elaine Rein

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William Eric Rein and Jonnelle Elaine Rein, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of April, 2009.

Commission expires: 1-19-10

Notary Public

File Number: 290400538

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1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY