File Box 248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046371 DEEDWARR
Recvd: 08/01/11 08:57 2 pgs
Fees:13.00 Taxes:98.05
20110801-0058502

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011

(AFFIX SEAL)

LYNN B. WADDEY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. O'Malley	NEW OWNER	08112005800
(NAME)	(NAME)	
P.O. Box 4		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37011	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stanley Shelton and wife, Antoinette Shelton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert A. 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:

Being Lot No. 12 in Settle's Subdivision of Lots 249 to 277 inclusive in the North Nashville Real Estate Company's Plan of Lots, on the plan of record in Book 57, page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 12 fronts 50 feet on the westerly side of Nassau Street and runs back between parallel lines, 155 feet to the easterly margin of Jenkins Street.

Being the same property conveyed to Stanley Shelton, unmarried, by deed from Roger K. Smith Conservator for Maggie Idell Walker Conchin of record in Book 11134, page 58, Register's Office for Davidson County, Tennessee.

NOTE Antoinette Shelton, spouse of Stanley Shelton, joins in this conveyance to convey any interest in said property.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantees: all matters as set out in the Plan of record in Book 57, page 71, said Register's Office; any and all easements and/or restrictive covenants; Subject to the rights and claims of parties in possession.
This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 1705 Nassau Street, Nashville, TN 37208

(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 our hands this 29th day of July, 2011.

Stanley Shelton

Antionette Shelton

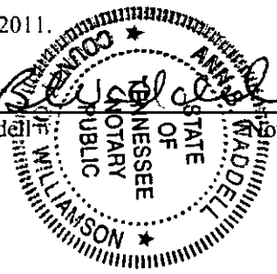
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Stanley Shelton and wife, Antoinette Shelton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainors, and who upon oath executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of July, 2011.

Commission expires: October 22, 2011



Ann B. Waddell, Notary Public