This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Robert O'Malley
P. O. Box 4
Antioch, TN 37011

BILL GARRETT, Davidson County
Trans:T20120057484 DEEDWARRSP
Recvd: 08/03/12 11:53 4 pgs
Fees:23.00 Taxes:68.45
20120803-0069037

SEND TAX BILL:
Robert O'Malley
P. O. Box 4
Antioch, TN 37011

MAP AND PARCEL:
08112018500

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 18,500.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 10/5/15

R. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Ida Washington, one-third (1/3) undivided interest, Louella Washington, one-third (1/3) undivided interest and Jacqueline Berry and Darrell Stewart, one-third (1/3) undivided interest**, has this day bargained and sold, and do hereby transfer and convey unto **Robert O'Malley and wife, Betty O'Malley**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known 1527 12th Avenue North, Nashville, TN 37208..

And now we, **Ida Washington, one-third (1/3) undivided interest, Louella Washington, one-third (1/3) undivided interest and Jacqueline Berry and Darrell Stewart, one-third (1/3) undivided interest,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Robert O'Malley and wife, Betty O'Malley**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of July, 2012.

Ida Washington

Louella Washington

Witness my hand this the 1st day of August, 2012.

Jacqueline Berry

Darrell Stewart

STATE OF Missouri)
COUNTY OF ST. Louis)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Ida Washington,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and who acknowledged that she executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 24th day of July, 2012.

Debbie A. Stevens
NOTARY PUBLIC

My Commission Expires: 5/29/2015

DEBBIE A. STEVENS
Notary Public - Notary Seal
STATE OF MISSOURI
Jefferson County
Commission # 11487381
My Commission Expires May 29, 2015

STATE OF Missouri)
COUNTY OF ST. Louis)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Louella Washington,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and who acknowledged that she executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 24th day of July, 2012.

Debbie A. Stevens
NOTARY PUBLIC

My Commission Expires: 5/29/2015

DEBBIE A. STEVENS
Notary Public - Notary Seal
STATE OF MISSOURI
Jefferson County
Commission # 11487381
My Commission Expires May 29, 2015

STATE OF Illinois)
COUNTY OF McHenry)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Jacqueline Berry and Darrell Stewart,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainors, and who acknowledged that they executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 1st day of August, 2012.

Viridiana Hernandez
NOTARY PUBLIC

My Commission Expires: 8/3/2015

"OFFICIAL SEAL"
Viridiana Hernandez
Notary Public, State of Illinois
My Commission Expires 08/03/2015

File No.: 2012-081

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 26 as shown on Scott's 5 Acre Tract, not of record, and further described as follows:

Beginning at a point in the west margin of 12th Avenue North, 29 feet south of the southeast corner of Lot No. 117 in the Addition to the Town of McGavock; running thence with the west margin of said 12th Avenue, southerly 47 feet to the northeast corner of Hendrickson's lot; thence westerly about 156 feet to a point in the alley, which point is 105 feet southerly from the southwest corner of 9 feet of ground conveyed by Hugh L. Beaty and wife, to James Mahon and wife, by deed of record in Book 113, page 501, Register's Office for Davidson County, Tennessee; thence northerly along said alley 47 feet to Deason's southwest corner; thence with Deason's southerly line, easterly about 156 feet to the beginning on 12th Avenue.

Being the same property conveyed to A. L. Taylor and wife, Juanita Taylor by deed from Kenneth Taylor, unmarried, of record in Book 8415, page 11, Register's Office for Davidson County, Tennessee. A. L. Taylor predeceased Juanita Taylor, vesting property in Juanita Taylor as surviving spouse. Juanita Taylor a/k/a Juanita Washington Taylor having since died December 3, 2010, intestate. Affidavit of Heirship establishing the Heirs at Law of Juanita Washington Taylor to be Ida Washington, Louella Washington, Jacqueline Berry, and Darrell Stewart of record in Instr. No. 20120803006903 6, said Register's Office.