File Box 24 B

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130006356 DEEDWARR
Recvd: 01/23/13 14:11 2 pgs
Fees:13.00 Taxes:177.60
20130123-0007489

STATE OF TEXAS
COUNTY OF TRAVIS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

X Joy M. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2013.

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN MOSLEY
MY COMMISSION EXPIRES
November 9, 2015

**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 O'Malley | NEW OWNERS | 14814000400 |
| (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, **Joy M. Baker, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert O'Malley and wife, Betty 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. 159 on the plan of Locustwood, Section 3, of record in Book 2663, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joy M. Baker, an unmarried person by deed from Jim Ussery and E. J. Ball, the Heirs at Law of Christine K. Ball, of record in Book 3987, page 629, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2013 taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 2663, page 29, said Register's Office. Subject to the rights and claims of parties in possession.

This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 4907 Packard Drive, Nashville, TN 37211
(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 hand this 18th day of January, 2013.

X Joy M. Baker
Joy M. Baker

STATE OF TEXAS

COUNTY OF TRAVIS

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, Joy M. Baker, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence), the bargainor, and who upon oath executed the within instrument for the purposes therein contained.

Witness my hand this the 18th day of January, 2013.

JOHN MOSLEY
MY COMMISSION EXPIRES
November 9, 2015

Notary Public

My Commission Expires: