BILL GARRETT, Davidson County
Trans:T20130033497 DEEDWARR
Recvd: 04/24/13 09:46 2 pgs
Fees:13.00 Taxes:92.50
20130424-0040584

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130013

WARRANTY DEED

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2013.

NOTARY PUBLIC

My commission expires: 7-7-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harlan Dodson, Trustee of the D218 Land Trust 1310 6th Ave North Nashville, TN 37208	Same address as new owner	093-08-0-038.00

FOR AND IN CONSIDERATION of the sum of Twenty Five Thousand and 00/100 Dollars ($25,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ROBERT O'MALLEY AND WIFE, BETTY O'MALLEY**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **HARLAN DODSON, TRUSTEE OF THE D218 LAND TRUST, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER OR CONVEY WITHOUT JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 53 on the map of Haynie's Central Park Plan, as of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 50 feet on the southerly side of Greenwood Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert O'Malley and wife, Betty O'Malley, as tenants by the entirety, by Warranty Deed from Arthur V. Sharp and wife, Mary C. Sharp, dated 9/13/1989, recorded 9/19/1989, of record in Book 7941, page 67, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1002 Glenview Drive, Nashville, TN 37206.

all matters appearing on the Plat of record in Book 1101, page 116,

This conveyance is made subject to ~~all matters as shown of record in the~~ in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16 day of April, 2013.

ROBERT O'MALLEY

BETTY O'MALLEY, BY ROBERT O'MALLEY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert O'Malley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16 day of April, 2013.

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16 day of April, 2013, before me, appeared Robert O'Malley, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Betty O'Malley, and that said instrument was signed on behalf of the said Betty O'Malley by himself as her attorney-in-fact. A copy of the Power of Attorney under which Betty O'Malley appoints Robert O'Malley as her attorney-in-fact is of record in Instrument No. 20120829-0077866, in the Register's Office for Davidson County, Tennessee.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY