WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140077227 DEEDWARR
Recvd: 10/14/14 10:49 2 pgs
Fees:13.00 Taxes:214.60
20141014-0094677

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert A. O'Malley	NEW OWNER	Parcel ID:
P.O. Box 4		07101000300
Antioch, TN 37013		

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

James E. Kinzer and Betty J. Spratlen and Ellis L. Kinzer, Sr.

hereinafter called the GRANTORS, has 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:

Land in the 12th Civil District of Davidson County, Tennessee, being the Southerly 1/2 of Lot No. 12 described according to an unrecorded survey made by Norris H. Hickerson, Surveyor, revised June 16, 1951, and being more particularly described as follows:

Beginning at an iron pin on the westerly margin of Toney Road, being the southeast corner of the property conveyed to George Kinzer and wife, Mary Gibson Kinzer, by Lurton Goodpasture, and wife, Ione B. Goodpasture, of record in Book 2083, page 282, R.O.D.C., Tennessee; thence southerly along the westerly margin of Toney Road 50 feet to an iron pin; thence S 89 30' E 309.8 feet to an iron pin on the Dennis Lovell property line; thence along said Dennis Lovell property line N 0 4S' E SO feet to an iron pin. being the southwest corner of the George Kinzer property referred to above; thence with Kinzer's southerly line S 89 30' E 310 feet to an iron pin, being the point of beginning.

BEING the same property conveyed to James E. Kinzer, Betty J. Spratlen, and Ellis L. Kinzer, Sr. by Trustees Quitclaim Deed from Anita Lester, Trustee, of record in Instrument 20140205-0010110, dated January 31, 2014, Register's Office for said County. See also previous deed of record in Book 3827, Page 446, Register's Office for said County. See also Affidavit of Heirship of record in Instrument 20140205-0010108 and 20140205-0010109, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 533 Toney Road, Nashville, TN 37207

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 2nd day of October, 2014.

James E. Kinzer

Betty J. Spratlen

Ellis L. Kinzer, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Kinzer ~~and Betty J. Spratlen, and Ellis L. Kinzer, Sr.~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF ALASKA
COUNTY OF Anchorage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellis L. Kinzer, Sr. 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 official seal this 6th day of Oct, 2014.

My Commission Expires: 7-Apr 17

Notary Public

CLAYTON H. WALKER JR.
My Commission Expires
NOTARY PUBLIC
Apr 7, 2017
STATE OF ALASKA

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 2nd day of October, 2014.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.