WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Box 13
9350

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyree L. Moreland Sr.	NEW OWNER	81-08-029
(NAME) 5453 OAKCHASE DR. ~~1806 10th Avenue North~~	(NAME)	
(ADDRESS) Nashville, TN ~~37208~~ 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert O'Malley and Betty O'Malley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tyree L. Moreland Sr.,** 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 the northerly 26 feet 4 inches of Lot No. 31 on the plan of J.L. Valentino's Subdivision of Lot No. 1 of the Woodard Property of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 31 fronts 26 feet 4 inches on the easterly side of 10th Avenue North, formerly Maple Street and runs back between parallel lines, 174 feet to an alley

Being the same property conveyed to Robert O'Malley and Betty O'Malley, by deed of record in Instrument No. 20080312-0024768 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1806 10th Avenue North, 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.

BILL GARRETT, Davidson County
Trans:T20150022099 DEEDWARR
Recvd: 03/26/15 10:39 2 pgs
Fees:13.00 Taxes:88.80
20150326-0025984

Witness my/our hands this 25th day of March, 2015.

Robert O'Malley

Betty O'Malley

State of Tennessee
County of Williamson

Personally appeared before me Robert O'Malley and Betty O'Malley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of March, 2015.

Notary Public
My Commission Expires: _____

File No.: 9316

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018