WARRANTY DEED TT2015 292 Davidson County DEEDWARR Recvd: 04/10/15 14:00 3 pgs Fees:18.00 Taxes:88.80 **20150410-0031803**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $24,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 10TH DAY OF APRIL, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Tyree L. Moreland, Sr. **5453 Oak Chase Drive** **Antioch, TN 37013**	**Same**	**081 12 0 185.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Robert O'Malley and Betty O'Malley, *(hereinafter called the "Grantors"),* have this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Tyree L. Moreland, Sr., *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 as shown on the 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, 29n feet south of thte southeast corner of Lot No. 171 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 poitn in the alley whicyh points 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 nrotherly 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 Robert O'Malley and wife, Betty O'Malley by Special Warranty Deed from Ida Washington, one-third (1/3) undivided interest, Louella Washington, one-third (1/3) undivided interest and Jacqueline Bery and Darrell Stewart, one-third (1/3) undivided interest, dated July 20, 2012, recorded August 3, 2012, of record in Instrument # 20120803-0069037, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **1529 12th Avenue North, Nashville, TN 37208**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 10th day of April, 2015.

GRANTORS:

Robert O'Malley

Betty O'Malley

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Robert O'Malley and Betty O'Malley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themself to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 10th day of April, 2015.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

