WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150028627 DEEDWARR
Recvd: 04/16/15 12:09 2 pgs
Fees:13.00 Taxes:370.00
20150416-0033718

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clarence Summey	Clarence Summey	081-06-0-360.00
(NAME)	(NAME)	
P.O. Box 325	P.O. Box 325	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, **Robert A. O'Malley and Betty S. O'Malley, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Summey,** 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 Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property, of record in Book 31, page 603, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of 24th Avenue North, 15 feet northerly from the northeast corner of a lot owned by Southern Union Conference Association of the Seventh Day Adventists, said point being the northerly margin of a 15 foot alley; thence with the westwardly margin of 24th Avenue North, northerly 75 feet; thence westerly 150 feet; thence southerly 75 feet to the northerly margin of an alley; thence with the north margin of said alley, eastwardly 150 feet to the point of beginning.

BEING the same property conveyed to Robert A. O'Malley and wife, Betty S. O'Malley, as tenants by the entirety, by Warranty Deed from Aubry Hiam, dated December 7, 2001, of record in Instrument No. 20011212-0136934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 31, page 603; Right of way of 24th Avenue North and alley; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2005 24th Avenue N, 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.

Witness our hands this 8th day of April, 2015.

Robert A. O'Malley

Betty S. O'Malley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Robert A. O'Malley and Betty S. O'Malley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 8th day of April, 2015.

Notary Public
My Commission Expires: _____

File No.: 20563

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015