BILL GARRETT, Davidson County
Trans: T20150031376 DEEDWARR
Recvd: 04/24/15 15:08 2 pgs
Fees: 13.00 Taxes: 617.90
20150424-0037038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April, 2015.

NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Robert A. O'Malley and Betty S. O'Malley P.O. Box 4 Antioch, TN 37013	Robert A. O'Malley and Betty S. O'Malley P.O. Box 4 Antioch, TN 37013	060-07-0-066.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ANNIE MARIE MCCLANAHAN

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROBERT A. O'MALLEY AND BETTY S. O'MALLEY, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 68, as shown on the map entitled Hillhurst Acres, Section 1, of record in Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROY L. MCCLANAHAN AND WIFE, ANNIE MARIE MCCLANAHAN, by deed from ROBERT W. SLATE AND WIFE, RUTH N. SLATE AND W. G. JACOB AND WIFE, MARGARET L. JACOB, of record in Book 2599, page 11, dated October 26, 1956, said Register's Office. The said Roy L. McClanahan having since died on or about November 24, 2009. Greater Nashville Regional Counsel, Public Guardianship Program for the Elderly was granted power to convey by order in Case No. 14P-636, Seventh Circuit

Court, Probate Division, for Davidson County, Tennessee. Further reference see Instrument No. 20140626-0056003, said Register's Office.

This improved property is known as2941 Stanwyck Drive, 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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 24 day of April, 2014.

Greater Nashville Regional Council, Public Guardianship Program for the Elderly, Conservator for Annie Marie McClanahan

Annie Marie McClanahan by Kim Hale, agent,
By: Kim Hale
Its: District Public Conservator ~~GNRC, PGPE~~, Conservator

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kim Hale, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the District Public Conservator of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 24th day of April, 2015.

Connie Cantrell
Notary Public

My commission expires:

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 10, 2018