**Taxes were paid on deed of record in Instrument 20141014-0094677

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20150032755 DEEDQC
Recvd: 04/30/15 10:15 2 pgs
Fees:12.00 Taxes:0.00
20150430-0038664

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is ~~$0.00~~ **(see above)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF ~~March,~~ April 2015.

Notary Public
My Commission Expires: 8/23/16
(AFFIX SEAL)

FROM:
James E. Kinzer

TO:
Robert A. O'Malley and wife, Betty S. O'Malley

ADDRESS OF NEW OWNER:
Robert A. O'Malley
P.O. Box 4
Antioch, TN 37013

SEND TAX BILLS TO:
Robert A. O'Malley
P.O. Box 4
Antioch, TN 37013

MAP-PARCEL NO.:
PARCEL #
07101000300

QUITCLAIM DEED

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, James E. Kinzer, Sole Heir of the Estate of Mary Kinzer, hereinafter called the GRANTORS, have 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 all their right, title, and interest in and to that certain tract or parcel of land described as follows, to wit:

Being land in the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the westerly margin of Toney Road and the property of J.C. Hunt, running thence northerly following the westerly margin of said Toney Road, 50 feet; thence westerly 310.2 feet following the line parallel to the J.C. Hunt northerly line to a point, being the Dennis Lovell line; thence southerly 50 feet to an iron pin, J.C. Hunt's corner; thence easterly 310 feet following J.C. Hunt's northerly line to the point of the beginning.

Being the same property conveyed to George Kinzer and wife, Mary Gibson Kinzer by deed of record in Book 2083, Page 282, Register's Office for Davidson County, Tennessee. The said George Kinzer died October 23, 2008 leaving title vested in Mary Gibson Kinzer, as surviving tenant by the entirety. The said Mary Gibson Kinzer died June 23, 2012, leaving as Sole Heir the Grantor herein. See also Affidavit of Heirship of record in Instrument 20140205-0010109, Register's Office for said County.

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.

The street address of the Real Property is 533 Toney Road, Nashville, TN 37207 ,
___ Unimproved/ _X___ Improved real property.

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.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 29th 10th day of ~~March, 2015.~~ April March, 2015.

GRANTORS -
The Estate of Mary Kinzer
By:

James E. Kinzer, Sole Heir

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named James E. Kinzer, Sole Heir of the Estate of Mary Kinzer, 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 at office, this 10th **day of March, 2015.**

My commission expires: 8/23/16

Notary Public

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