PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150036661 DEEDWARR
Recvd: 05/12/15 12:39 2 pgs
Fees:13.00 Taxes:407.00
20150512-0043438

W & I Ref: (DM) Title No.: 57465
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Urban Dwell Homes, LP 203 Point East Drive Nashville, TN 37216	SAME

TAX MAP PARCEL NUMBERS: 07210022401

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$110,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert A. O'Malley, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Urban Dwell Homes, LP** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 11th Civil District of Davidson County, Tennessee, being known as Lot No. 2, on the unrecorded Map of a part of the E.B. Rucker Lands, as subdivided for Robert C. Lewis, and described according to a copy of a survey made November 15, 1946, by Norris H. Hickerson, as follows:

Beginning at an iron pin in the east margin of Northview Avenue, at the corner of Lots 1 and 2, which point is 80 feet south margin of Litton Avenue; thence with the line between said lots, parallel to the south margin of Litton Avenue, 100 feet to an iron pin; thence southerly 50 feet to an iron pin at the corner of Lot 3; thence with the line between Lots 2 and 3, westerly 100 feet to the east margin of Northview Avenue; thence with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Robert A. O'Malley, a single person by Warranty Deed from Ben H. Watson and wife, Laura S. Watson, dated November 24, 1986 and recorded on November 25, 1986 of record in book 7050, page 580, Register's Office for Davidson County Tennessee.

Betty R. O'Malley, spouse of Robert A. O'Malley, joins in this conveyance solely to convey any and all marital interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years..

This is improved property, known as 2311 Northview Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of May, 2015.

Robert A. O'Malley

Betty R. O'Malley

State of Tennessee

County of Davidson

On this 11th day of May, 2015, before me the undersigned authority, personally appeared Robert A. O'Malley and Betty R. O'Malley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 3/07/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $110,000.00.

Affiant

Sworn and subscribed before me this 11th day of May, 2015.

Notary

My Commission Expires November 5, 2018

My Commission Expires: _____

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON