THIS INSTRUMENT PREPARED BY:
HAYNES. FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20150039873 DEEDWARR
Recvd: 05/22/15 08:37 2 pgs
Fees:13.00 Taxes:558.70
20150522-0047262

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
ROBERT A. O'MALLEY **BETTY O'MALLEY** P. O. Box 4 Antioch, Tennessee 37011	Same	060-07-0-115.03

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANN E. NIELSEN,** an unmarried person, has this day bargained and sold, and does hereby transfer and convey unto the said **ROBERT A. O'MALLEY and wife, BETTY O'MALLEY,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 12th District of Davidson County, Tennessee, being part of Lot No. 4 on the map showing subdivision of James Cunningham Place, as of record in book 421, page 173, Register's Office for said County, being Lot 4-D on the unrecorded subdivision of said Lot No. 4, described according to a survey John N. Sullivan, Civil Engineer, March 25, 1964 as follows:

Beginning on the northerly margin of Stanwyck Drive, extended, at a point south 85 degrees 43 minutes east 197.5 feet from the southeast corner of Lot No. 8 on the plan of Hillhurst Acres, Section 1, as of record in Book 2331, page 51, said Register's Office; thence north 4 degrees 58 minutes east 360 feet; thence south 85 degrees 43 minutes east 98.71 feet; thence south 4 degrees 58 minutes west 360 feet to the northerly margin of Stanwyck Drive extended; thence with said Drive north 85 degrees 43 minutes west 98.71 feet to the beginning.

Being the same property conveyed to WILLIAM P. HUNT AND WIFE, MARY E. HUNT, by deed from MARY H. WINGETT AND RUTH J. WINGETT, of record in Book 3766, page 184, dated April 23, 1964, said Register's Office. The said William P. Hunt having predeceased his wife. The said Mary E. Hunt a/k/a Mary E. Sullins having since died on or about October 3, 1999. The Will of Mary E. Sullins a/k/a Mary E. Hunt of record in Volume 98P-1577 in the Seventh Circuit Probate Court for Davidson County, Tennessee devised subject property to Shirley Hensley, Charles Hunt, Mary Ann Hunt and Martha Smothers. Charles Hunt; Shirley Hensley and husband Lenon Hensley, Martha Smothers and husband Roland Smothers and Mary Ann Hunt, Executrix and Mary

Ann Hunt, Individually conveyed their interest to Ann E. Nielsen, unmarried of record in Book 11403, page 572, Book 11403, page 574, Book 11403, page 476 and Book 11403, page 478, dated March 18, 1999, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $151,000.00.
Subscribed and sworn to before me,
this 20 of May, 2015.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property known as 3105 Stanwyck Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 20 day of May, 2015.

Ann E. Nielsen
ANN E. NIELSEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **ANN E. NIELSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20 day of May, 2015.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 01/11/2017