WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150044400 DEEDWARR
Recvd: 06/05/15 11:49 2 pgs
Fees:13.00 Taxes:111.00
20150605-0052932

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

A. R. TURNER STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires June 21, 2018

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 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	093-16 410.00
(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 O'Malley and wife, Betty O'Malley,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, (the "Property"), described as follows, to wit:

Being the easterly part of Lot No. 2 of Block "H" on the plan of the Hermitage Addition to Nashville, as of record in Book 57, page 43, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Fain Street, formerly Heritage Avenue, at the northeast corner of a part of said lot conveyed to J.G. Gamble; thence with the southerly margin of said street easterly 70 feet to the corner of Lots Nos. 2 and 3; thence southerly with the line between said two lots 138 feet to the northwesterly margin of Meridith Avenue; thence with the margin of said Avenue southwesterly 94.1 feet to the corner of Lot No. 4; thence with the northerly margin of said Lot No. 4 westerly 3 feet, more or less, to the southeast corner of said Gamble's lot; thence with his easterly line northerly 170 feet, more or less, to the beginning.

Included in the above description but expressly excluded therefrom is that portion of said property deeded to the State of Tennessee by instrument of record, R.O.D.C. Book 3164, page 589, by Sidney Averbuch and Gerald Averbuch, more particularly described as follows:

Land in Davidson County, Tennessee, being part of the northeasterly part of Lot No. 2 of Block "H" on the Plan of the Hermitage Addition to Nashville as of record in Book 57, page 43, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Fain Street at the northeast corner of the property conveyed to Sidney and Gerald Averbuch of record in Book 1558, page 131, R.O.D.C., Tennessee; thence south 4 Degrees 58' east with the east margin of said property 38 feet to a point, thence North 54 Degrees 20' west 59 feet to a

point in the southerly margin of Fain Street; thence easterly with the margin of Fain Street 44 feet to the point of Beginning, containing 836 sq. feet more or less.

Being the same property conveyed to Robert O'Malley and wife, Betty O'Malley, by Warranty Deed from Freddie McLean and wife, Kanice McLean, dated September 8, 2003, of record in Instrument No. 20030910-0132334, re-recorded in Instrument No. 20031212-0178595, 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 57, page 43; Right of way of Fain Street; all of record in the Register's Office for Davidson County, Tennessee.

improved ☑

This is improved ☑ property, known as 165 Fain Street, Nashville, TN 37210

(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 2nd day of June, 2015.

Robert O'Malley

Betty O'Malley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Robert O'Malley and Betty 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 2nd day of June, 2015.

Notary Public
My Commission Expires: _____

File No.: 20932

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016