BILL GARRETT, Davidson County
Trans:T20150063911 DEEDWARR
Recvd: 08/04/15 08:58 3 pgs
Fees:18.00 Taxes:284.90
20150804-0076837

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

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
ROBERT A. O'MALLEY P. O. Box 4 Antioch, Tennessee 37011	(Same)	063-01-0-008.02

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, **IRENE T. HANNAH, by and through her Attorney in Fact, CAROL JEAN HAYES, CAROL JEAN HAYES and husband, CHARLES HAYES, JERRY GARLAND HANNAH and wife, KAY HANNAH, and JACKIE LYNN MCCARTY, an unmarried person,** have this day bargained and sold, and do hereby transfer and convey unto the said **ROBERT A. O'MALLEY, a married person,** his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, being the westerly one-half of lot No. 5 on the unrecorded plan of part of the L. J. Gee Estate, described according to a survey made by Norris H. Hickerson, surveyor, October 3, 1946, as follows:

Beginning on the northerly margin of Nawakwa Trail, 684 feet east of the northeast corner of Nawakwa Trail and Neely's Bend Road, said beginning point being the corner of lots 4 and 5 in said unrecorded plan; thence with the line between said two lots northwardly 300 feet to an iron pin, thence eastwardly 75 feet to a point; thence southwardly and parallel to the line between said lots Nos. 4 and 5, 300 feet to a point in the northerly margin of Nawakwa Trail; thence with the northerly margin of said Nawakwa Trail westwardly 75 feet to the point of beginning.

Being the same property conveyed to W. G. HANNAH AND WIFE, IRENE T. HANNAH by deed from O. N. FONTAINE AND WIFE, THELMA E. FONTAINE, of record in Book 4049, page 111, dated August 18, 1966, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to W. G. HANNAH AND WIFE, IRENE T. HANNAH FOR LIFE WITH A CONTINGENT REMAINDERMAN IN CAROL JEAN HAYES, JERRY GARLAND HANNAH AND JACKIE LYNN MCCARTY by deed from W. G. HANNAH AND WIFE, IRENE T. HANNAH, of record in Instrument No. 20040422-0045649, dated April 21, 2004, Register's Office for Davidson County, Tennessee, said W. G. HANNAH having since died. The said Charles Hayes, husband of Carol Jean Hayes, and Kay Hannah, wife of Jerry Garland Hannah, join in this conveyance to convey any marital interest they may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater for this transfer is $77,000.00.
Subscribed and sworn to before me,
this 31 of July, 2015.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 612 Nawakwa Trail, Madison, Davidson County, Tennessee 37115.

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

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (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 our hands this 31 day of July, 2015.

Irene T. Hannah by Carol Jean Hayes

IRENE T. HANNAH by CAROL JEAN HAYES, Attorney in Fact

Carol Jean Hayes

CAROL JEAN HAYES

Charles Hayes

CHARLES HAYES

Jerry Garland Hannah

JERRY GARLAND HANNAH

Kay Hannah

KAY HANNAH

Jackie Lynn McCarty

JACKIE LYNN MCCARTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31 day of July, 2015, before me Russell E. Freeman personally appeared **CAROL JEAN HAYES**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **IRENE T. HANNAH,** and who acknowledged that she executed the same as the free act and deed of **IRENE T. HANNAH**.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 01/11/2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **CAROL JEAN HAYES, CHARLES HAYES, JERRY GARLAND HANNAH, KAY HANNAH, and JACKIE LYNN MCCARTY,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31 day of July, 2015.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 01/11/2017