BILL GARRETT, Davidson County
Trans:T20150088306 DEEDWARR
Recvd: 10/16/15 12:32 4 pgs
Fees:23.00 Taxes:643.80
20151016-0105430

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $174,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of October, 2015.

Notary Public

My Commission Expires: July 2, 2018

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Robert O'Malley 3405 Hunley Drive Nashville, TN 37207	SAME	050-15-0-214.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL LEE SHELTON and WOODROW SHELTON, JR., sole heirs at law under the ESTATE OF MARY E. SHELTON, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT O'MALLEY**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Sky View Subdivision, of record in Book 2331, pages 54 and 55, Register's Office for Davidson County, Tennessee.

Beginning on the westerly margin of Hunley Drive at the corner of Lots Nos. 47 and 48; thence with the line between said two lots westerly 323.5 feet; thence southerly 130 feet to the corner of Lots Nos. 48 and 50; thence with the line between said two lots southeasterly 153.2 feet to the corner of Lots Nos. 48, 49 and 50; thence with the line between Lots Nos. 48 and 49, easterly 152.2 feet to the westerly margin of Hunley Drive; thence with the same northerly 140 feet to the beginning.

Being the same property conveyed to Woodrow Shelton and wife, Mary Shelton by deed dated May 26, 1959, from Raymond D. Trammel and wife, Tawanda Trammel, of record in Book 2910, page 559, Register's Office for Davidson County, Tennessee. The said Woodrow Shelton having predeceased Mary Shelton and Mary E. Shelton having since died and by her will at Docket No. 15P-1677, Seventh Circuit Court for Davidson County, Tennessee, subject property is devised to Michael Lee Shelton and Woodrow Shelton, Jr.

Subject property is not the usual place of residence of the Grantors or their spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to Matters shown on the Plan of record in Book 2331, pages 54 and 55, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3405 Hunley Drive, Nashville, TN 37207.**

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16th day of October, 2015.

Michael Lee Shelton, Individually

Michael Lee Shelton, Administrator

Woodrow Shelton, Jr., Individually

Woodrow Shelton, Jr., Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL LEE SHELTON, INDIVIDUALLY AND ADMINISTRATOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of October, 2015.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WOODROW SHELTON, JR., INDIVIDUALLY AND ADMINISTRATOR,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of October, 2015.

Notary Public

My Commission Expires: 