This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

~~PREPARED BY:~~ RETURN TO:
~~BANKERS TITLE & ESCROW CORP.~~
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nashville Flipped, LLC 1500 ORPWAY PLACE NASHVILLE TN 37206	OWNR	081120/058.00

THIS INDENTURE, made this 15th day of October, 2015 between

Robert A. O'Malley and wife, Betty S. O'Malley

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Nashville Flipped, LLC

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

BILL GARRETT, Davidson County
Trans:T20150088718 DEEDWARR
Recvd: 10/19/15 11:20 2 pgs
Fees:13.00 Taxes:691.90
20151019-0106002

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 in Settle's Subdivision of Lots 249-277 inclusive in the North Nashville Real Estate Company's Plan of Lots, as on the Plan of record in Book 57, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said Lot No. 12 fronts 50 feet on the Westerly side of Nassau Street and runs back between parallel lines, 155 feet to the easterly margin of Jenkins St.

Being the same property conveyed to Robert A. O'Malley and wife, Betty S. O'Malley by Warranty Deed from Stanley Shelton and wife, Antoinette Shelton dated 7-29-11 of record in Instrument No. 20110801-0058502, Register's Office for Davidson County, Tennessee.

Betty S. O'Malley and Betty O'Malley are one in the same. Robert A. O'Malley and Robert O'Malley are one in the same. Power of Attorney of record in Instrument Number 20120829-0077866, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1705 Nassau Street Nashville, TN 37208.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Robert A. O'Malley

Betty O'Malley by Robert O'Malley
Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert A. O'Malley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 15th day of October, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2015, before me personally appeared Robert A. O'Malley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Betty O'Malley, and who acknowledged that he/she executed the same as the free act and deed of Betty O'Malley.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 15th day of October, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $187,000.00.

Affiant

Sworn to and subscribed before me, this 15th day of October, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY