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

BILL GARRETT, Davidson County
Trans:T20150090421 DEEDWARR
Recvd: 10/23/15 10:29 2 pgs
Fees:13.00 Taxes:259.00
20151023-0108000

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert A. & Betty S. O'Malley PO Box 4 Antioch, TN 37011	Robert A. & Betty S. O'Malley PO Box 4 Antioch, TN 37011	044150-28500

THIS INDENTURE, made this 22nd day of October, 2015 between

Ruby Irwin and Debra Duffell fka Debra Irwin

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

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

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

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 the 4th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 46, Section C, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee; fronting 61.6 feet on Debow St, containing 0.09 acres, more or less, and being further known and designated as 1100 Debow St.

Being the same property conveyed to Hasten Irwin and wife, Ruby Irwin and Debra Irwin by Warranty Deed dated 7/25/01 from Charles W. Horner and wife, Frances T. Horner of record in Instrument No. 20010802-0082283, Register's Office for Davidson County, Tennessee. Hasten Irwin now being deceased, having died on 1/18/10.

Subject to and/or reserving two (2) permanent easements for utilities, one (1) nine and one-half (9.5) feet wide and one (1) sixteen and one-half (16.5) feet wide, and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, all as shown on said recorded plan, which is made a part of this description by reference thereto.

This is (X) improved ( ) unimproved property known as: 1100 Debow Street, Old Hickory, TN 37138.

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.

Ruby Irwin

Debra Duffell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ruby Irwin and Debra Duffell, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 22nd 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 $70,000.00.

Affiant

Sworn to and subscribed before me, this 22nd 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