Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2016

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20160060343 DEEDWARR
Recvd: 07/14/16 10:14 2 pgs
Fees:13.00 Taxes:740.00
20160714-0072200

Address of New Owner:	Send Tax Bills to:	Tax Information
The Rose Park Trust Po Box 160772 Nashville, TN 37216	New Owner	084-01-0-138.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle O'Malley and Ann O. Jones and John Charles O'Malley and Margaret Meyer and Angela E. Von Mann,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain, Trustee of The Rose Park Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled the Plan of Rose Estates, Section I, of record in Book 3600, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPH O'MAL L EY AND WIFE, BETTY L. O'MALLEY, by deed from CARL BATSON AND WIFE, BETTY BATSON, of record in Book 3798, page 742, dated July 2, 1964, said Register's Office. The said Joseph O'Malley having since died on or about March 11, 1999, leaving Betty L. O'Malley the surviving tenant by the entirety. The said Betty L. O'Malley having since died intestate on or about January 8, 2014 leaving said property to MICHELLE O'MALLEY, ANN O. JONES, JOHN CHARLES O'MALLEY, MARGARET MEYER AND ANGELA E. VON MANN , her only Heirs at Law of record in Instrument No. 20140214-0013060 and [redacted] Instrument No. * , said Register's Office.

* 20160714-0072198

This property is improved property known as 835 Rose Park Drive, Nashville, TN, 37206

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 27th day of June, 2016

Michelle O'Malley

Ann O. Jones

John Charles O'Malley

Margaret Meyer by Stacey Angello, her attorney in fact

Margaret Meyer By Stacey Angello her Attorney in Fact

Angela E. Von Mann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michelle O'Malley, Ann O. Jones, John Charles O'Malley, and Angela E. Von Mann** the bargainor(s), 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 Franklin, Tennessee, this the 27th day of June, 2016

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On June 27, 2016, before me personally appeared, Stacey Angello, 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 Margaret Meyer, and who acknowledged that he executed the same as the free act and deed of Margaret Meyer.

Witness my hand, at office, this 27th day of June, 2016.

Notary Public

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 8-5-18

FILE NO: 2016044390