WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ROBERT L. SANDERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-19-19

BILL GARRETT, Davidson County
Trans:T20170003345 DEEDWARR
Recvd: 01/12/17 14:43 2 pgs
Fees:13.00 Taxes:436.60
20170112-0003770

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RenovateTN, LLC	RenovateTN, LLC	08203025000
(NAME)	(NAME)	
P O Box 1312	P O Box 1312	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070-1312	Goodlettsville, TN 37070-1312	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Gordon W. O'Malley and Geroge A. Street, Jr., Co-Trustees of the O'Malley Family Trust, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RenovateTN, LLC and David Cavallin, Tenants in Common, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot No. 156 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 156 fronts 50.0 feet on the westerly side of Meridian Street and runs back between parallel lines 173-1/2 feet to an alley.

Being part of the same property conveyed to Robert A. O'Malley, Trustee of the Robert A. O'Malley Revocable Trust, dated November 6, 2015 from Robert A. O'Malley and Betty R. O'Malley by Quitclaim Deed dated November 6, 2015 of record in Instrument No. 20151117-0116722, Register's Office for Davidson County, Tennessee. The said Robert A. O'Malley having since died testate on October 12, 2016 and by Last Will and Testament of Robert A. O'Malley dated November 6, 2015, property is now vested in the O'Malley Family Trust.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THEY YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BENEDICT LAND COMPANY'S SUBDIVISION OF THE LINDSLEY TRACT AS OF RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 1114 Meridian St., Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEE that we 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 we do further covenant and bind ourselves, our, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 30th day of December, 2016.

O'MALLEY FAMILY TRUST

Gordon W. O'Malley
Co-Trustee

Co-Trustee

George A. Street Jr.
Co-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary PUblic in and for said State and County, duly commissioned and qualified, personally appeared Gordon W. O'Malley and George A. Street, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Co-Trustee's of the O'Malley Family Trust, and that they as such Co-Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the O'Malley Family Trust by themselves as such Co-Trustee's.

Witness my hand and official seal at Madison, Tennessee, this the 30th day of December, 2016

My Commission Expires: 2-19-19

Notary Public

ROBERT L. SANDERS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115