WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SANDY BALENT

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BLKM Investments, LLC	BLKM Investments, LLC	08310014200
(NAME)	(NAME)	
209 Amana Dr.	209 Amana Dr.	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087	Lebanon, TN 37087	
(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, WE, Gordon W. O'Malley and George A. Street, Jr., both as Alternate or Successor Co-Trustees of the O'Malley Family Trust created under Article 6, Section 6.03 of the Robert A. O'Malley Revocable Trust Agreement dated November 2015,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BLKM, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING Lot No. 3 on an unrecorded map showing a subdivision of a part of the north part of Lot No. 81 on the Plan of Lockeland or Chadwell Home Place in East Nashville as of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee, and also being part of Lot No. 25 on the Map of W. R. Cornelius, Jr.'s subdivision, as of record in Book 57, Page 124, said Register's Office, and described according to a copy of a survey thereof by Pete Meyer, Surveyor, dated December 27, 1945, as follows: Beginning at a point in the north margin of Gartland Avenue 111.1 feet west of the west margin of North 17th Street at the corner of Lots Nos. 2 and 3; thence with the line between said lots, northerly 145 feet to a point, which is 110..2 feet west of the westerly margin of North 17th Street; thence North 89 degrees west 54.9 feet to the corner of Lots Nos. 3 and 4; thence with the line between said lots, southerly 144.1 feet to the north margin of Gartland Avenue; thence with the margin of same, south 89 degrees 55 feet east to the begining.

Being the same property conveyed to Robert A. O'Malley and wife, Jimmie Faye O'Malley by deed of record in Book 3437, Page 443, Register's Office for Davidson County, Tennessee; Further, being the same property in which Jimmie Faye O'Malley conveyed her one-half interest to Robert A. O'Malley by Warranty Deed dated October 4, 1968 and recorded in Book 4275, Page 579, Register's Office for Davidson County, Tennessee. Further, being a portion of the property conveyed to Robert A. O'Malley, Trustee of the Robert O'Malley Revocable Trust dated November 6, 2015, by Quitclaim Deed from Robert A. O'Malley and Betty R. O'Malley, by and through her Attorney in Fact, Robert A. O'Malley, of record in Instrument No. 20151117-0116722, said Register's Office. The said Robert A. O'Malley having since died on October 12, 2016, and per the terms of the Robert A. O'Malley Revocable Trust Agreement dated November 6, 2015, said Trust became irrevocable upon the death of Robert A. O'Malley, and assets of said Trust were to be allocated to O'Malley Family Trust. Gordon W. O'Malley and George A. Street, Jr. were appointed Alternate or Successor Co-Trustees of the O'Malley Family Trust under Article 6, Section 6.03 of the Robert A. O'Malley Revocable Trust Agreement.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON AN UNRECORDED MAP SHOWING SUBDIVISION OF A PART OF THE NORTH PART OF LOT NO. 81 ON THE PLAN OF LOCKELAND OR CHADWELL HOME PLACE IN EAST NASHVILLE OF RECORD IN BOOK 57, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ALSO ON THE MAP OF W. R CORNELIUS, JR.'S SUBDIVISION OF RECORD IN BOOK 57, PAGE 124, SAID REGISTER'S OFFICE.

BILL GARRETT, Davidson County
Trans:T20170020766 DEEDWARR
Recvd: 03/10/17 10:27 2 pgs
Fees:13.00 Taxes:777.00

20170310-0023779

unimproved ☐

This is improved ☑ property, known as 1611 Gartland Ave., Nashville, TN 37206

(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, its successors and assigns forever; and do covenant with the said GRANTEE that 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 do further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this 8th day of March, 2017.

O'Malley Family Trust

Gordon W. O'Malley - Alternate or Successor Co-Trustee

By Gordon W. O'Malley, Alternate or Successor Co-Trustee

George A. Street Jr. Alternate/Successor Co-Trustee

By George A. Street, Jr., Alternate or Successor 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., both as Alternate or Successor Trustees of the O'Malley Family Trust as established under Article 6, Section 6.03 of the Robert A. O'Malley Revocable Trust dated November 6, 2015 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-Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the O'Malley Revocable Trust by themselves as Alternate or Successor Co-Trustees.

Witness my hand and official seal at Madison, Tennessee, this the 9th day of March, 2017.

My Commission Expires: 11-5-19

Sandy Balent

Notary Public

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return To:

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