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 $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 1.9.18

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

BILL GARRETT, Davidson County
Trans:T20170020770 DEEDWARR
Recvd: 03/10/17 10:29 2 pgs
Fees:13.00 Taxes:703.00

20170310-0023783

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RenovateTN, LLC	RenovateTN, LLC	08212005500
(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, WE, Gordon W. O'Malley and George A. Street, Jr., both as Alternate or Successor Co-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, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RenovateTN, 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. 199 in the Neil S. Brown plan of Lots in East Nashville, a plan of which is recorded in Book 57, Page 50, Register's Office of Davidson County, Tennessee.

Said Lot fronts 50 feet on the westerly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Robert A. O'Malley and wife, Betty S. O'Malley, by Warranty Deed from Ruby K. McKissack Brown Ward and Dorothy K. McKissack Stewart, both unmarried, of record in Book 9067 Page 149, 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 THE FINAL PLAT OF NEIL S. BROWN PLAN OF LOTS IN EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 50, 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 312 Neill 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 we do covenant with the said

thereto belonging to the said GRANTEE, its successors 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, 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 9th 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 or 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 Family 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: 1-9-18

Deanie L. Gregory
Notary Public

Return To:

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

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY