Name and Address of New Owners:
Michael Hadidian Moghadam
And wife, Emily Johnson Moghadam
110 Ruland Circle
Hendersonville, TN 37075

Send Tax Bills to:
Same as New Owners

BILL GARRETT, Davidson County
Trans:T20170056650 DEEDWARRSP
Recvd: 07/03/17 10:49 2 pgs
Fees:13.00 Taxes:629.00
20170703-0066660

Tax Identification No.
08212018700

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

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Gordon W. O'Malley and George A. Street, Jr., as Alternate or Successor Co-Trustees of the O'Malley Family Trust,** ("Grantor"), have bargained and sold, and hereby transfer and convey to **MICHAEL HADIDIAN MOGHADAM AND WIFE, EMILY JOHNSON MOGHADAM,** (Grantee"), their successors, heirs and assigns, certain real property in **DAVIDSON COUNTY, TENNESSEE,** being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said property with all appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property taxes for 2017 and subsequent years, further subject to those matters that may be set forth on the Map of Neill S. Brown's Subdivision as shown on plat of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee, and further subject to easements, if any, visible by an inspection of said premises.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantes, their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor. Notwithstanding anything to the contrary contained herein, Grantor shall warrant and defend title only against title defects (if any) which originated while Grantor held title to the subject property.

Executed this the 30thday of June, 2017.

O'Malley Family Trust

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

By: _____
George A. Street, Jr.
Alternate or Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, of the aforesaid State and County, Gordon W. O'Malley and Robert A. Street, Jr.,as Alternate or Successor Co-Trustees of the O'Malley Family Trust, the within named bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 30th day of June, 2017.

My commission expires: 1/9/2018

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value, whichever is greater is **$170,000.00.**.

Affiant

Sworn to and subscribed before me
This the 30th day of June, 2017.

Notary Public
My commission expires: 1/9/2018

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

:Exhibit "A"

Land in **DAVIDSON COUNTY, TENNESSEE, ,** being Lot No. 66 on the Map of Neill S. Brown's Subdivision as shown on plat of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Robert O'Malley by Warranty Deed dated December 17, 1993 from Nationscredit Financial Services Corporation which deed is of record in Book 9206, Page 99 in the Register's Office for Davidson County, Tennessee. Further, being a part of the same property conveyed to Robert A, O'Malley, Trustee of the Robert A. O'Malley Revocable Trust dated November 6, 2015 by Quitclaim Deed from Robert A. O'Malley dated November 6, 2015 and recorded as Instrument No. 20151117-0116722 in the Register's Office for Davidson County, Tennessee. The said Robert A. O'Malley, having since died on October 12, 2016. By the terms and provisions of the Robert A. O'Malley Trust Agreement dated November 6, 2015, upon the death of Robert A. O'Malley, said Trust became irrevocable and the remaining assets of said Trust were allocated to the **O'Malley Family Trust created under Article Four thereof. Under Article Six thereof, Gordon W. O'Malley and George A. Street, Jr. were named as Alternate or Successor Co-Trustees of the O'Malley Family Trust.**

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 207 Myrtle Street, Nashville, TN 37216.

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115