SPECIAL WARRANTY DEED

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney at Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	Tax ID No.
Peter Karp	Same	~~082120187000~~ 07216000900
3162 Boxley Valley Rd.		
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **GORDON WAYNE O'MALLEY**, Grantor, has bargained and sold, and hereby transfers and conveys unto **PETER KARP**, Grantee, his successors, heirs, and assigns, certain real property in **DAVIDSON COUNTY, TENNESSEE,** being more particularly described in Exhibit "A" attached 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, heir, 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 Riverside Drive Subdivision as show on plat of record in Book 974, Pages 60 and 61, 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 Grantees, their successors, heirs, and assigns against the lawful claims of all persons claiming, by and 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.

IN WITNESS WHEREOF, I have hereunto set my hand this the 30th day of June, 2017.

BILL GARRETT, Davidson County
Trans:T20170058533 DEEDWARRSP
Recvd: 07/10/17 10:31 2 pgs
Fees:13.00 Taxes:703.00
20170710-0068895

Gordon Wayne O'Malley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **GORDON WAYNE O'MALLEY,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that she executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Nashville, TN this the 30th day of June, 2017.

My commission expires: 3/8/21

Notary Public

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Land in **DAVIDSON COUNTY, TENNESSEE**, Being Lot No. 45 on the Map of Riverside Drive Subdivision of record in Book 974, Pages 60 and 61, Register's Office for said County.

Said Lot No. 45 fronts 5 feet, more or less, on the northerly side of Porter Road and runs back between lines 190 feet, more or less, on the easterly line and 215.9 feet, more or less, on the westerly line to a dead line in the rear on which it measures 50 feet thereon.

Being the same property conveyed to Robert O'Malley and Gordon Wayne O'Malley, as joint tenants with right of survivorship, by Deed from Marvin O. Jones, unmarried, of record in Book 6340, Pages 355-357, Register's Office, Davidson County, Tennessee. The said Robert O'Malley having since died.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1714 Porter Road, Nashville, Tennessee, 37206.