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

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066453 DEEDWARRSP
Recvd: 08/02/17 12:50 2 pgs
Fees:13.00 Taxes:638.25
20170802-0078687

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-5-19
(AFFIX SEAL)

SANDY BALENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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.
RenovateTN, LLC.	Same	07115046400
PO Box 1312		
Goodlettsville, TN 37070-1312		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **GORDON W. O'MALLEY and GEORGE A. STREET, JR., BOTH AS ALTERNATE/CO-TRUSTEES OF THE O'MALLEY FAMILY TRUST**, Grantors, have bargained and sold, and hereby transfer and convey unto **RenovateTN, LLC.**, Grantee, its successors, 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 Plan of Sharp and Horn's First Addition to Northeast Nashville, of record in Plan Book 57, Page 152, Register's Office for Davidson County, Tennessee, and further subject to easements, if any, visible by an inspection of said premises.

Grantors covenant with Grantee that the Property is free from all encumbrances made by Grantors, 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, we have hereunto set our hand this the 31st day of July, 2017.

O'Malley Family Trust

Gordon Wayne O'Malley Trustee

Gordon Wayne O'Malley
Alternate/Co-Trustee

George A. Street, Jr. Trustee

George A. Street, Jr.
Alternate/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 31st day of July, 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 the northerly 17 feet of Lot No. 31 and the southerly 33 feet of Lot No. 32 on the Plan of Sharp and Horn's First Addition to Northeast Nashville, of record in Plan Book 57, Page 152, Register's Office for said County, described as follows:

Said parts of Lots Nos. 31 and 32 front together 50 feet on the westerly side of Lischey Avenue, and runs back between lines, 160 feet, more or less, to an alley, on which they measure approximately 50 feet.

Being the same property conveyed to Robert A. O'Malley by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington D.C. of record in Book 5940, Page 575, Register's Office for Davidson County, Tennessee. Further, being a portion of the property conveyed to Robert A. O'Malley, Trustee of the Robert A. O'Malley Revocable Trust dated November 6, 2015, by deed from Robert A. O'Malley and Betty R. O'Malley of record in 20151117-0116722, 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 6th, 2015, by Quitclaim Deed from Robert A. O'Malley and Betty S. 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 IS IMPROVED PROPERTY COMMONLY KNOWN AS 1210 Lischey Ave. Nashville, Tennessee, 37207.