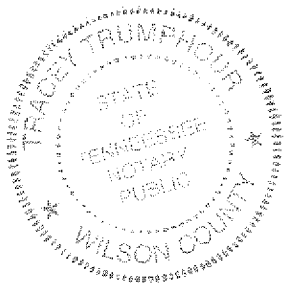
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen A. Campbell		082 12 0 180.00
(NAME)	(NAME)	
308 Turnberry Cr.	Same	Davidson County DEEDWARR Recvd: 08/03/17 14:29 3 pgs Fees:18.00 Taxes:660.45 20170803-0079432
(ADDRESS)	(ADDRESS)	
Brentwood, TN. 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gordon W. O'Malley and George A. Street, Jr., as Alternate or Successor Co-Trustees of the O'Malley Family Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Karen A. Campbell, unmarried and Daniel Rauso unmarried, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), 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. 61, on the Plan of the Neill S. Brown to East Nashville, of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being 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 and Betty R. O'Malley, dated 11/06/2015, recorded 11/17/2015, of record in Instrument No. 20151117-0116722, in the Register's Office for Davidson County, Tennessee. Robert A. O'Malley 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 the Trust were allocated to the O'Malley Family Trust. Gordon W. O'Malley and George A. Street, Jr., were named as Alternate or Successor Co-Trustees of the O'Malley Family Trust.

Subject to all matters shown on the plat of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 918 Marina Street, 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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my hand this 1st day of August, 2017.

O'MALLEY FAMILY TRUST

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

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

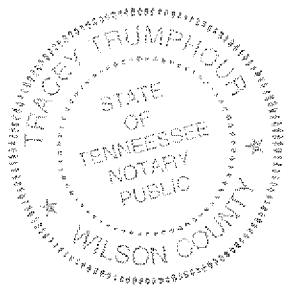
Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Gordon W. O'Malley and George A. Street, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **ALTERNATE OR SUCCESSOR CO-TRUSTEES** of the **O'MALLEY FAMILY TRUST** the within named bargainor, and they as such **ALTERNATE OR SUCCESSOR CO-TRUSTEES** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by themselves as **ALTERNATE OR SUCCESSOR CO-TRUSTEES**.

WITNESS my hand and seal, this 1st day of August, 2017.

My Commission Expires:
5.17.21

Notary Public

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122



TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

