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

SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 20972 DEEDWARRSP
11/01/2017 03:07:30 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20171101-0112227

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000

Affiant

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

Notary Public

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

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Steven P. Disser, Attorney
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	07214017500
P.O. 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:

Subject to those matters that may be set forth on the Plan of Sharp and Horn's 4th Additions to Nashville, as of record in Book 161, Page 172, 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 October, 2017.

O'Malley Family Trust

Gordon Wayne O'Malley
Alternate/Co-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 October, 2017.

My Commission Expires: 3/8/21

Notary Public

STEVEN PAUL DISSELKAMP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Property located in Nashville, Davidson County, Tennessee, being the Northerly 40 feet of the southerly 60 feet of Lot No. 8 on the Plan of Sharp and Horn's 4th Addition to Nashville, as of record in Book 161, page 172, Register's Office for said County.

Said part of said Lot fronts 40 feet on the westerly side of North 14 Street, formerly an unnamed street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Robert A. O'Malley and Betty S. O'Malley by Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington D.C., of record in Book 8721, Pages 330-331, 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 1404 North 14th St., Nashville, Tennessee, 37206.