WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 159344 **DEEDWARR**
11/14/2018 10:05:38 AM 2 pgs
Fees: $13.00 Taxes: $595.70

20181114-0112136

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Rauso	Daniel Rauso	082-03-0-159.00
(NAME)	(NAME)	
308 Turnberry Circle	308 Turnberry Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of The O'Malley Family Trust II,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Rauso and Karen Campbell, joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 23 on the plan of Benedict Land Company's Subdivision of the Lindsley Tract of record in Plan Book 332, page 40, Register's Office for said County.

SAID Lot No. 23 fronts 50 feet on the westerly margin of Stockell Street and extends back 179.9 feet on the northerly line and 179.9 feet on the easterly line with the northerly margin of an alley, to an alley in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Robert A. O'Malley by Warranty Deed from Kathleen Harris Yates, Jane Harris Bass, Geneva Harris Cramer, and Evelyn Harris Wagner, heirs-at-law of James C. Harris, deceased, dated August 23, 1973, of record in Book 4741, page 132, Register's Office for Davidson County, Tennessee. Also 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 Quitclaim Deed from Robert A. O'Malley and Betty R. O'Malley, dated November 6, 2015, of record in Instrument No. 20151117-0116722, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust II, by Quitclaim Deed dated August 8, 2017, from Gordon W. O'Malley and George A. Street, Jr., Successor Co-Trustees of the Robert A. O'Malley Revocable Trust dated November 6, 2015, of record in Instrument No. 20170811-0082751, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 906 Stockell, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Plan Book 332, page 40; Subject to the Estate of Robert A. O'Malley; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 12th day of November, 2018.

THE O'MALLEY FAMILY TRUST II

Gordon W. O'Malley
Co-Trustee

George A. Street, Jr.
Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, 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 acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of November, 2018.

Notary Public

My Commission Expires:_____

