WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/13 16:25 3 pgs
Fees:18.00 Taxes:1239.50
20130528-0053706

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Debbie A. Headley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-2015

(AFFIX SEAL)

SANDRA S. JACKSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan J. Mallett-Rodgers	Susan J. Mallett-Rodgers	105-01-0-013.00
(NAME)	(NAME)	
1628 West Chateau Place	1628 West Chateau Place	
(ADDRESS)	(ADDRESS)	
Anaheim, CA 92802	Anaheim, CA 92802	
(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, we, **Louis R. Skelton III and Rachel Ostroff Skelton, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Susan J. Mallett-Rodgers**, hereinafter called the GRANTEE(S), their heirs and/or 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 part of Lot No. 27, on the Plan of B. F. SHEILDS HEIRS PLANS, as shown by plat appearing of record in Plat Book 57, Page 31, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEGINNING at a concrete monument 69.9 feet South of the Southerly margin of South Street; thence South 82 degrees 10 minutes East 140.8 feet to the iron pin in the Westerly margin of an alley; thence South 8 degrees 48 minutes West 48.3 feet to an iron pin in the Westerly margin of said Alley; thence North 82 degrees 10 minutes West 140.8 feet to an iron pin in the Easterly margin of Villa Place; thence North 8 degrees 48 minutes East 48.3 feet to the point of beginning.

Being the same property conveyed to Louis R. Skelton III and Rachel Ostroff Skelton, husband and wife, by Warranty Deed dated September 3, 2008, from Noble Properties, Inc., and filed for record on September 5, 2008, in Instrument No. 20080905-0091136, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 57, Page 31 and Restrictive Covenants of record in Book 4220, Page 723 and Book 4641, Page 47, Register's Office of 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 904 Villa Place, Nashville, TN 37212-2307

File No.: 01291-10402
SMG TN Warranty Deed

(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), their heirs and/or 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), their heirs and/or 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 our hands this 21st day of May, 2013.

Louis R. Skelton III

Rachel Ostroff Skelton

State of Tennessee
County of Williamson

Personally appeared before me Louis R. Skelton III and Rachel Ostroff Skelton, 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 purposes therein contained.

WITNESS my hand and seal this 21st day of May, 2013.

Notary Public
My Commission Expires: May 11, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed 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.

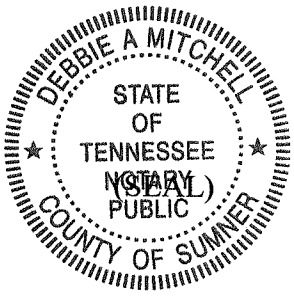
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017