Prepared by:
Knox Title Insurance, Inc.
10160 Parkside Drive
Knoxville, Tennessee 37922

File # 2014021960

BILL GARRETT, Davidson County
Trans:T20140014063 DEEDWARR
Recvd: 02/28/14 10:27 3 pgs
Fees:18.00 Taxes:307.10
20140228-0017275

WARRANTY DEED

THIS INDENTURE, made this 26th day of February, 2014, between

Paul S. Olson and wife, Heather N. Olson

of Sherburne County, Minnesota, First Parties and

Brett L. Madron and wife, Michelle T. Madron

of Davidson County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of One Dollars and No/100ths----------Dollars($ 1.00) and other good and valuable considerations to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, Block Q, on the plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Paul S. Olson, Married, by Warranty Deed from BW Howard Franchise Enterprises Industries, LLC, recorded on the 6th day of July 2012, in Instrument No. 201007060052531, in the Register's Office of Davidson County, Tennessee.

Subject to all matters of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee,

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, and their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except current year taxes which are pro-rated by the Parties at the time of closing and which second party agrees to assume and pay,

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number or whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

Paul S. Olson

Heather N. Olson

STATE OF MINNESOTA
COUNTY OF WRIGHT

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State

Paul S. Olson and wife, Heather N. Olson

the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in WRIGHT County, this the 26 day of February, 2014.

My Commission Expires:

Notary Public

JENNIFER MARIE JENSON
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/16

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $83,000.00.

Brett L. Madron
Affiant

Leslie Greeson
Notary Public, State of Tennessee

My Commission Expires: 7-7-15



Responsible Taxpayer and Owner:
Brett L. Madron
602 Hadleys Bend Blvd.
Old Hickory, TN 37138

Mortgagee:
Home Federal Bank of Tennessee
515 Market Street
Knoxville, TN 37902

CLT # 063-08-0-071.02