File Box 8

BILL GARRETT, Davidson County
Trans:T20140025811 DEEDWARR
Recvd: 04/16/14 14:21 2 pgs
Fees:13.00 Taxes:647.50
20140416-0031948

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $175,000.00 (one hundred seventy five thousand dollars).

AFFIANT SIGNATURE

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 14th day of April, 2014.

NOTARY PUBLIC

My commission expires: 7/13/14

This instrument prepared by: Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd, Suite 107
Hermitage, TN 37076

Record and Return to: Tennessee Nations Title Agency, Inc.
4811 Lebanon Road, Suite 107
Hermitage, TN 37076

14NT00053

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
Andrew Malloy 533 American Road Nashville, Tennessee 37209	QUICKEN LOANS, INC. 1050 WOODWARD AVE DETROIT, MI 48226-1906	TAX ID: 090-16-0-040.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I / WE

ANNA ROSELLE , A/K/A ANNA STOUT, AN UNMARRIED WOMAN AND RYAN STOUT, AN UNMARRIED MAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ANDREW MALLOY

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE PLAN OF CHARLOTTE PARK SUBDIVISION, SECTION 1, AS OF RECORD IN PLAT BOOK 2663, PAGES 2 THROUGH 6, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO MATTERS SHOWN ON THE RECORDED PLAN, AND TO APPLICABLE EASEMENTS AND RESTRICTIONS OF RECORD

BEING THE SAME PROPERTY CONVEYED TO ANNA ROSELLE, AN UNMARRIED WOMAN AND RYAN STOUT, AN UNMARRIED MAN BY WARRANTY DEED FROM KATHERINE DUNLOP MCCAIN AND HUSBAND, JUSTIN MCCAIN AS RECORDED 11/25/2009AS DOCUMENT 20091125-0108383.

This improved property is commonly known as: 533 AMERICAN ROAD, NASHVILLE, TN, 37209

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 14th day of April, 2014.

Anna Stout

Ryan Stout

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, The within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 14th day of April, 2014.

Notary Public

My commission expires: 7 / 2017

Davidson County
State of Tennessee
Notary Public
Dellana Lowhorn