WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2014.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

G-KD-14-904

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Troy Olsen and Thomas A. Panaplos	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
6960 Calderwood Drive	3940 N. Ravenswood	**105-01-0-C-001.00C O**
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SUSAN J. MALLETT-RODGERS, AS TRUSTEE OF THE SUSAN J. MALLETT-RODGERS TRUST ESTABLISHED OCTOBER 4, 1995,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TROY OLSEN, A SINGLE MAN AND THOMAS A. PANAPLOS, A SINGLE MAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, 904 VILLA PLACE TOWNHOMES, as shown on Exhibit "C" of record in Instrument No. 20131029-0112259, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Susan J. Mallett-Rodgers to Susan J. Mallett-Rodgers, as Trustee of the Susan J. Mallett-Rodgers Trust established October 4, 1995 as recorded on the 1st day of November, 2013 in Instrument No. 20131101-0113424; Warranty Deed from Louis R. Skelton III and Rachel Ostroff Skelton, husband and wife to Susan J. Mallett-Rodgers as recorded on the 28th day of May, 2013 in Instrument No. 20130528-0053706 and part of Warranty Deed from Noble Properties, Inc. to Louis R. Skelton, III and Rachel Ostroff Skelton, husband and wife as recorded on the 5th day of September, 2008 in Instrument No. 20080905-0091136, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 a lien due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 57, Page(s) 31.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4220, Page 723, Book 4641, Page 47 and Instrument No. 20131016-0108251, as amended at Instrument No. 20131029-0112259.
- Charter of 904 Villa Place Townhomes Homeowners Association, Inc. recorded at Instrument No. 20131021-0109831.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **904 A Villa Place, Nashville, Tennessee 37212**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20140079097 DEEDWARR
Recvd: 10/21/14 10:26 2 pgs
Fees:13.00 Taxes:1887.00
20141021-0096889

Witness my/our hand(s) this the 15th DAY OF OCTOBER, 2014.

The Susan J. Mallett-Rodgers Trust

BY: Susan J. Mallett-Rodgers TTEE
Susan J. Mallett-Rodgers, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan J. Mallett-Rodgers, Trustee of Susan J. Mallett-Rodgers, as Trustee of the Susan J. Mallett-Rodgers Trust established October 4, 1995 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 15th day of October, 2014.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212