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PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20130000841 DEEDWARR
Recvd: 01/03/13 15:08 3 pgs
Fees:18.00 Taxes:1642.80
20130103-0001014

W & I Ref: Title No: 52084

Dav. Co. File: Box 8

ADDRESS NEW OWNER:

Brittain Sexton
Lindsey Sexton

RESPONSIBLE FOR TAX PAYMENT:

Shelter Mortgage Company, LLC
4000 West Brown Deer Road
Brown Deer, WI 53209

TAX MAP-PARCEL NUMBERS: 103-03-211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$444,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Davy Phillips and wife, Valerie Phillips, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Brittain Sexton and wife, Lindsey Sexton hereinafter called the **Grantee**, Grantee's 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. 3 on the Plan of H.S. Hunter's Resubdivision of Block No. 7, Sylvan Park, of record in Book 974, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Davy Phillips and wife, Valerie Phillips by deed from James A. Deal, dated July 3, 2008, recorded July 18, 2008 in Instrument No. 20080718-0073869, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974, Page 23, said Register's Office, to which plan reference is hereby made for a more complete description.

This instrument is executed on behalf of Davy Phillips by Valerie Phillips pursuant to a Power of Attorney executed by her/him/them on the 26th day of December, 2012, of record in Instrument No. 20130103-0001013, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 135 50th Avenue North, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of December, 2012 .

Davy Phillips By: Valerie Phillips, his Attorney in Fact — Valerie Phillips

Davy Phillips
By: Valerie Phillips, his Attorney in Fact

Valerie Phillips

State of TENNESSEE
County of DAVIDSON

On this 27th day of December, 2012 , before me the undersigned authority, personally appeared Valerie Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Diane K. Mann
Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $444,000.00

Affiant

Sworn and subscribed before me this 27th day of December, 2012

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valerie Phillips , with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Davy Phillips , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 2012

Notary Public

My Commission Expires:_____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

EXHIBIT "A"
To
Warranty Deed

FROM: Davy Phillips and wife, Valerie Phillips

TO: Brittain Sexton and wife, Lindsey Sexton

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Valerie Phillips
Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Sworn to and subscribed before me this

27th day of December, 2012

Notary Public

My Commission Expires:_____