PREPARED BY (~~AND RETURN TO~~):

After Recording Return To:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin Tennessee 37067-2908

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130061788 DEEDWARR
Recvd: 07/19/13 12:28 3 pgs
Fees:18.00 Taxes:5920.00
20130719-0074992

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: DM Title No: 52551

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael J. Schlosser Kerri Cavanaugh 229 Deer Park Circle Nashville, Tennessee 37205	New owners

TAX MAP-PARCEL NUMBERS: 11610006100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,600,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Robert M. Hutton and spouse, Jacqueline R. Hutton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Schlosser and spouse, Kerri Cavanaugh** 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 in the City of Belle Meade and being the northerly part of Lot No. 30, and the northerly part of the westerly 25 feet of Lot No. 31 on the Plan of A.M. Bransford's Subdivision of lots Nos. 29 and 34 inclusive and Lot No. 45 in the First Belle Meade Subdivision, as of record in Book 421, page 139, Register's Office for said County.

Said northerly part of Lot No. 30 and westerly 25 feet of the northerly part of Lot No. 31 front together 125 feet on the southerly side of Deer Park Circle, and run back 187.3 feet on the easterly line and 201 feet on the westerly line to a dead line; measuring 126.5 feet more or less, thereon.

Being the same property conveyed to Robert M. Hutton and spouse, Jacqueline R. Hutton, by Warranty Deed from Samuel E. Stumpf, Jr. and spouse, Jane G. Stumpf, dated November 29, 2004 and recorded on November 30, 2004, of record in Doc. No. 20041130-0142553, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 139, said Register's Office. Easement for sanitary sewer to the City of Belle Meade of record in Book 5786, page 960, said Register's Office.

This instrument is executed on behalf of Robert M. Hutton by Jacqueline R. Hutton pursuant to a Power of Attorney executed by him on the 25th day of June, 2013, of record in Instrument No. _____, 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: 229 Deer Park Circle, Nashville, Tennessee 37205

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 26th day of June, 2013 .

Robert M. Hutton By: Jacqueline R. Hutton, Atty-in-Fact

Jacqueline R. Hutton

State of TENNESSEE
County of DAVIDSON

On this 26th day of June, 2013 , before me the undersigned authority, personally appeared **Jacqueline R. Hutton**, 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: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

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: $1,600,000.00

Affiant

Sworn and subscribed before me this 26th day of June, 2013

Notary Public

My Commission Expires: 10/21/2014

ANGELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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 , **Jacqueline R. Hutton** 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 **Robert M. Hutton** , 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 26th day of June, 2013

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

EXHIBIT "A"
To
Warranty Deed

FROM: Robert M. Hutton and spouse, Jacqueline R. Hutton

TO: Michael J. Schlosser and Kerri Cavanaugh

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.

Jacqueline R. Hutton, Affiant

Sworn to and subscribed before me this 26th day of June, 2013

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015