PREPARED BY (AND RETURN TO):

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:T20130071709 DEEDWARR

Recvd: 08/20/13 10:11 3 pgs

Fees:18.00 Taxes:554.63

20130820-0087502

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 52824

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary Hatchell 817 Marquette Drive Nashville, Tennessee 37205	United Wholesale Mortgage 1414 East Maple Road Troy, MI 48083

TAX MAP-PARCEL NUMBERS: 129110A81700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$149,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John J. Sutter and spouse, Elizabeth G. Sutter**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Hatchell**, a single woman 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 111-L of The Cloister at St. Henry Phase 1D, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6933, page 927 amended in Book 7404, page 766, shown as Exhibit "A", Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to John J. Sutter and wife, Betty G. Sutter by Sublease and conveyance of Condominium Apartment from Frank W. Englert and wife, Margaret P. Englert, dated August 26, 1994 and recorded on August 26, 1994 of record in Book 9447, page 546, Register's Office for Davidson County, Tennessee and by Warranty Deed from St. Henry's Property Development, Inc. dated May 24, 2013, recorded May 30, 2013 of record in Doc. No. 20130530-0054408, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed and By Laws in Book 6933, page 927, amended in Book 7404, page 766, shown as Exhibit "A", said Register's Office, shows an owner's certificate, a minimum setback line and easement to which Plan reference is hereby made for a more complete description. Ground Lease of record in Book 6922, page 282, said Register's Office. Non Disturbance Agreement of record in Book 7306, page 289, said Register's Office. The provisions of the condominium Master Deed of record in Book 6933, page 927, Book 7404, page 766, Book 7590 page 273, Book 9269, page 285, Book 6042, page 650, amended in Book 6519, page 187, Doc. No. 20020109-0003376, Doc. No. 20101228-0102374, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of John J. Sutter by Michael J. Sutter pursuant to a Power of Attorney executed by him on the 11th day of October, 2001, of record in Instrument No. 20011030-0118021, 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 instrument is executed on behalf of Elizabeth G. Sutter by Michael J. Sutter pursuant to a Power of Attorney executed by her on the 11th day of October, 2001, of record in Instrument No. 20011030-0118020, 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: 817 Marquette Drive, 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 15th day of August, 2013 .

John J. Sutter by Michael J. Sutter Atty in Fact

John J. Sutter By: Michael J. Sutter , Atty-in-Fact

Betty G Sutter by Michael J Sutter Atty in Fact

Elizabeth G. Sutter By:, Michael J. Sutter, Atty-in-Fact

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 , **Michael J. Sutter** 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 **John J. Sutter and spouse, Elizabeth G. Sutter** , 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 15th day of August, 2013

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES. March 3, 2015

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: $149,900.00

Affiant

Sworn and subscribed before me this 15th day of August, 2013

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Widoc: Deed

EXHIBIT "A"

To

Warranty Deed

FROM: John J. Sutter and spouse, Betty Sutter

TO: Mary Hatchell

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.

Michael J. Sutter, Affiant

Sworn to and subscribed before me this 14th day of August, 2013

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015