(1)

WARRANTY DEED

MONTE POE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MST 2013-0913

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Sept., 2013

Notary Public

MY COMMISSION EXPIRES: 9/5/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Poe and Rene Stubblefield	Same As New Owner	116100064.00
(NAME)	(NAME)	
223 Deer Park Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/03/13 12:10 3 pgs
Fees:18.00 Taxes:3696.30
20131003-0103964

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ann B. Hutton, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Poe and Rene Stubblefield, as tenants in common with rights of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Subdivision of Lots No. 24, 25, 26 and parts of Lots No. 27 and 28 in A.M. Bransford's Subdivision in Belle Meade of record in Plat Book 547, Page 104, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 90 feet on the southerly side of Deer Park Circle and extends back 212 feet on the easterly line and 216 feet on the westerly line to a dead line in the rear on which it measures 96 feet 3 inches.Being the same property conveyed to Ann B. Hutton by Quitclaim Deed from Joe E. Hutton of record in Book 10538, page 91, Register's Office for Davidson County, Tennessee, dated July 21, 1997 recorded on July 22, 1997.

Being the same property conveyed to Joe E. Hutton and wife, Ann B. Hutton by Deed from Thomas W. Balls and wife, Alice M. Balls of record in Book 3819, page 171, Register's Office for Davidson County, Tennessee, dated October 5, 1964 recorded on October 6, 1964. Joe E. Hutton has since died.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Taxes for the year 2013 a lien, not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 547, Page 104, Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer of record in Book 5786, Page 964, in the Register's Office for Davidson County, Tennessee.

This property, known as 223 Deer Park Circle, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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.

Witness my/our hand(s) this 30th DAY OF Sept., 2013.

Ann B. Hutton

Ann B. Hutton

STATE OF Tennessee

COUNTY OF Williamson

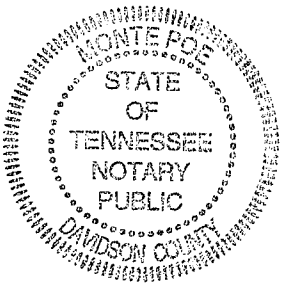
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann B. Hutton, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2013.

Notary Public

My Commission Expires: 9/5/16

(SEAL)



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON