PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
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Email

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

W & I Ref: (DM) Title No.: 57631

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Santosh M. Tumkur 712 Cresent Road Nashville, TN 37205	SunTrust Mortgage Inc. 1001 Semmes Ave. Richmond, VA 23224

TAX MAP PARCEL NUMBERS: 11604012200

Davidson County DEEDWARR
Recvd: 07/13/15 11:30 3 pgs
Fees:18.00 Taxes:3237.50
20150713-0067778

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$875,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bret A. Mettler and wife, and Kelly R. Mettler**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Santosh M. Tumkur, an unmarried man,** 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. 19 on the Plan of Clearview Subdivision of record in Book 843, page 8, Register's Office for said County.

Said Lot No. 19 fronts 82.5 feet on the easterly margin of Crescent Road and extends back 114.8 feet on the northerly line and 117.9 feet on the southerly line to a dead line in the rear, measuring 96.0 feet thereon.

Being the same property conveyed to Bret A. Mettler and wife, Kelly R. Mettler by Warranty Deed from Kenneth D. McKellar Dever, an unmarried man, dated June 16, 2011 and recorded on June 21, 2011 of record in Instrument No. 20110621-0047440, 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 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 843, page 8, said Register's Office.

This instrument is executed on behalf of Bret A. Mettler by Kelly R. Mettler pursuant to a Power of Attorney executed by him on the 24th day of June, 2015, of record in Instrument No. 20150713-0067777, 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 712 Crescent Road, Nashville, TN 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 9th day of July, 2015.

Bret A. Mettler by Kelly R. Mettler as Attorney-In-Fact Kelly R. Mettler

Bret A. Mettler by Kelly R. Mettler, Attorney-In-Fact Kelly R. Mettler

State of Tennessee

County of Davidson

On this 9th day of July, 2015, before me the undersigned authority, personally appeared **Kelly R. Mettler**, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____ Notary

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, **Kelly R. Mettler** 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 **Bret A. Mettler**, 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 9th day of July, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $875,000.00.

Affiant

Sworn and subscribed before me this 9th day of July, 2015.

My Commission Expires: 11-6-17 Notary

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Bret A. Mettler and wife, and Kelly R. Mettler

TO: Santosh M. Tumkur

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.

Kelly R. Mettler, Affiant
Kelly R. Mettler, Affiant

Sworn to and subscribed before me this 9th day of July, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17