This Instrument is being recorded pursuant to A Power of Attorney recorded in Instrument Number 20100408-0026605, Register's Office For Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100025074 DEEDWARR
Recvd: 04/27/10 14:09 2 pgs
Fees:13.00 Taxes:351.50

20100427-0031912

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$95,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th DAY OF April, 2010.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 6/20/11
| (AFFIX SEAL)

JULIE L. JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MACON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn Gammon 187 Thistle Lane Hermitage, TN 37076	Evelyn Gammon 187 Thistle Lane Hermitage, TN 37076	Map 86.14 Group A Parcel Parcel 187

For and in 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,

Janette Friend a/k/a Cleo Janette Friend, unmarried by and through Michael Darren Markwood, Attorney-in-Fact, and Michael Markwood and wife, Nancy E. Markwood

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Evelyn Gammon, unmarried

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:

Being Unit No. 187 on the Plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200, Page 682, Register's Office for said County, to which said plan reference is hereby made for complete legal description.

Being the same property conveyed to Janette Friend, unmarried, and Michael Markwood and Nancy E. Markwood, husband and wife by deed from Pamela J. Roberts, unmarried dated July 21, 1995 of record in Book 9741, Page 879, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 682, Register's
2) Office for Davidson County, Tennessee.
3) Property is subject to Hermitage Meadows, Stage Two, a Planned Unit Development, Charter of record in Book 6034, Page 376, Amended in Book 8275, Page 843, Register's Office for Davidson County, Tennessee, and the HOA By-Laws appended thereto in Book 6034, Page 383, Amended In Book 7660, Page 612, Instrument No. 20010327-0029002, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 6034, Page 365, Book 6390, Page 466, said Register's Office.
4)Property is subject to an easement for Open/Common Areas to Hermitage Meadows HOA in Book 6209, Page 548, said Register's Office.
5) 2010 taxes and subsequent years.
6) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **187 Thistle Lane, Hermitage, TN 37076**
(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 our hand(s) this 19th day of April, 2010.

Janette Friend by Michael Darren Markwood ATTORNEY Michael Markwood
Janette Friend by Michael Darren Markwood
Attorney-in-Fact IN FACT

Nancy E. Markwood
Nancy E. Markwood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michael Markwood and wife, Nancy E. Markwood, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2010.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

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 Darren Markwood, Attorney-in-Fact for Janette Friend, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Janette Friend for the purposes therein contained.

WITNESS my hand and official seal this 19th day of April, 2010

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076