WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. Commission Expires NOV 3, 2015

BILL GARRETT, Davidson County
Trans:T20130100100 DEEDWARR
Recvd: 11/26/13 11:58 5 pgs
Fees:28.00 Taxes:1385.65
20131126-0121372

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
TRUDY STAFFORD
Stafford Land Title, LLC
540 Heritage Pointe Dr., Suite A
Clarksville, TN 37042

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard D. Gorman	SAME	4-183.00
(NAME)	(NAME)	
5511 Deer Run Road		
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kimberly Lawler and Kenneth Ray Perry. Wife and Husband** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leonard D. Gorman and Lisa Sykes, Husband and Wife**, 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:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Kimberly Lawler by Special Warranty Deed from Federal National Mortgage Association dated the 30th day of June, 2010 of record in Instrument No. 20100712-0054152, recorded the 12th day of July, 2010, in the Register's Office for Davidson County, Tennessee.

SEE EXHIBIT "B" FOR COPY OF POWER OF ATTORNEY RECORDED IN CHEATHAM COUNTY, TN.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Book 8211, Page 319 and Book 9259, Page 316, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5511 Deer Run Rd., Joelton, TN 37080

(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 22nd day of November, 2013.

Kimberly Lawler by Kenneth Ray Perry, Attorney in Fact

Kimberly Lawler by Kenneth Ray Perry,
Attorney In Fact

Kenneth Ray Perry

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Kenneth Ray Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Kimberly Lawler and that he is authorized by Kimberly Lawler to execute this instrument on her behalf.

Witness my hand and official seal this 22nd day of November, 2013.

My Commission expires: 6/16/2015

Notary Public

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 22nd day of November, 2013, before me personally appeared Kenneth Ray Perry and to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 6/16/2015

Notary Public

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File Number: 20130091
RETURN TO:
Stafford Land Title, LLC
540 Heritage Pointe Dr., Suite A
Clarksville, TN 37042

EXHIBIT "A"

Land in Davidson County, Tennessee, being Tract 1 of Coopertown Farms and being more particularly described according to a survey by Joe M. Cummings, License No. 1513 dated February 18, 1994, as follows: Beginning at an iron pin at the intersection of easterly boundary line of property owned by W.H. Culwell et ux, of record in Deed Book 6489, page 930, in the Register's Office of Davidson County, Tennessee, with the northerly right-of-way (25 feet from the centerline) of Coopertown Road, being 0.98 miles along said right-of-way from its intersection with White's Creek Pike; thence with said boundary line, North 12 degrees 46 minutes 53 seconds West 801.62 feet to an iron pin; thence, severing the property of Noble C. Caudill, II, of record in Deed Book 8114, page 913, in said Register's Office, North 77 degrees 13 minutes 07 seconds East 239.07 feet to an iron pin; thence continuing to sever said Caudill property with the westerly margin of a fifty foot wide easement for ingress/egress, drainage and utilities as follows: South 12 degrees 46 minutes 53 seconds East 200.19 feet to the beginning of a curve concave to the east and having a radius of 2158.22 feet; thence, with said curve southerly an arc distance of 408.51 feet to the point of tangency; thence South 23 degrees 29 minutes 36 seconds East 175.22 feet to the beginning of a curve concave to the west and having a radius of 25.00 feet; thence, with said curve southerly an arc distance of 37.56 feet to the point of tangency intercepting a curve in said northerly right-of-way of Coopertown Road concave to the southeast and having a radius of 706.13 feet; thence with said curve and right-of-way; southwesterly and are distance of 92.54 feet through a central angle of 7 degrees 30 minutes 32 seconds to the point of tangency; thence, continuing with said right-of-way as follows: South 55 degrees 04 minutes 34 seconds West 22.76 feet to the beginning of a curve concave to the northwest and having a radius of 244.01 feet; thence, with said curve, southwesterly an arc distance of 45.23 feet to the point of tangency; thence, south 65 degrees 41 minutes 34 seconds West 141.84 feet to the beginning.

EXHIBIT "B"

GENERAL POWER OF ATTORNEY

(The proponent of this form is the Staff Judge Advocate)

This is a MILITARY POWER OF ATTORNEY prepared pursuant to Title 10, United States Code, Section 1044b and executed by a person authorized to receive legal assistance from the military services. Federal law exempts this power of attorney from any requirement of form, substance, formality, or recording that is prescribed for powers of attorney under the laws of a state, the District of Columbia, or a territory, commonwealth, or possession of the United States. Federal law specifies that this power of attorney shall be given the same legal effect as a power of attorney prepared and executed in accordance with the laws of the jurisdiction where it is presented

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Kimberly Tomora Lawler, Social Security Number 409-92-4523, of the State of Tennessee, a person eligible for Legal Assistance under the provisions of 10 United States Code, Section 1044a or regulations of the Department of Defense, do hereby appoint Kenneth Ray Perry, presently of Joelton TN, as my true and lawful attorney-in-fact to do the following in my name and in my behalf:

1. To lease, sell, use, establish title to, register, insure, transfer, mortgage, maintain, manage, pledge, exchange or otherwise dispose of or encumber any and all of my property, real, personal, or mixed, including motor vehicles of any kind, and to execute and deliver good and sufficient deeds or other instruments for the lease, conveyance, mortgage, maintenance, or transfer of the same.

2. To buy, receive, lease, accept or otherwise acquire in my name and for my account, property, real, personal or mixed upon such terms, considerations and conditions as my said attorneyin-fact shall deem appropriate.

3. To transact all business of mine on my behalf including entering into contracts and the making of such investments as my attorney shall deem sound.

4. To institute and prosecute, or to appear and defend, any claims or litigation involving me or my interests. This shall inlude, but not be limited to, the authority to present a claim against the UnitedStates for damage to or loss of personal property.

5. To prepare and file all tax returns and governmental applications and requests.

6. To execute all documents needed for travel of my family members and transportation or storage of my property, as authorized by law and Military regulation; to sign for and clear government or other quarters in the best interests of my family membersand in accordance with law and Military regulations.

7. To demand, act to recover, and receive, all sums of money which are now or will become owing or belonging to me, and to institute accounts on my behalf and to deposit, draw upon or expend such funds of mine as are necessary in furtherance of the powers granted herein. This shall include, but not be limited to, the authority to receive, endorse, cash, or deposit negotiable instruments made payable to me and drawn upon the Treasurer, or other fiscal officer or depository, of the United States.

I HEREBY GIVE AND GRANT UNTO MY ATTORNEY FULL POWER AND AUTHORITY TO DO AND PERFORM EACH AND EVERY ACT AND MATTER CONCERNING MY ESTATE, PROPERTY, AND AFFAIRS AS FULLY AND EFFECTUALLY TO ALL INTENTS AND PURPOSES AS I COULD DO LEGALLY IF I WERE PRESENT.

The above described powers are merely examples of the authority granted by this document and not in limitation or definition thereof. However, my Agent shall have no rights or powers hereunder with respect to the following:

a. Life Insurance: My Attorney shall have no rights or powers hereunder to cancel or change the beneficiary of my policy of life insurance owned by me.

b. Fiduciary Powers: My Attorney shall have no rights or powers hereunder with respect to any act, power, duty, right or obligation, relating to any person, matter, transaction or property, owned by me or in my custody as a trustee, custodian, personal representative or other fiduciary capacity for someone else.

I HEREBY RATIFY ALL THAT MY ATTORNEY SHALL LAWFULLY DO OR CAUSE TO BE DONE BY THIS DOCUMENT.

All business transacted hereunder for me or for my account shall be transacted in my name and that all endorsements and instruments executed by my attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my attorney and the designation"attorney-in-fact."

This Power of Attorney shall become effective when properly signed and executed below. Further, unless sooner revoked or terminated by me, this Power of Attorney shall become NULL and VOID on 1 Dec 2014

Notwithstanding my inclusion of a specific expiration date herein, if on the above-specified expiration date, or during the sixty (60) day period preceding that specified expiration date, I am on active duty in the United States Armed Forces and I should be or have been determined by the United States Government to be a military status of "missing," "missing in action," or "prisoner of war," then this Power of Attorney shall remain valid and in full effect until sixty (60) days after I have returned to United States military control following termination of such status UNLESS OTHERWISE REVOKED OR TERMINATED BY ME.

10/04/2013 at 10:10 AM
in Record Book
1542
Pgs 273-274

State: 5.00
Clerk: 5.00
Other: 2.00
Total: 12.00

Robertson County Tennessee
Instrument #: 268267
Recorded
10.00

Rec #: 228757
Rec d:

Dolores Moulton, Register
Cheatham County Tennessee

Rec #:	186020		
Rec'd:	10.00	Instrument #:	150462
State:	0.00	Recorded	
Clerk:	0.00	10/4/2013 at 10:10 AM	
Other:	2.00	in Record Book	
Total:	12.00	456	
		Pgs 401-402	

IN WITNESS WHEREOF I sign, seal, declare, publish, make and constitute this as and for my Power of Attorney in the presence of the Notary Public witnessing it at my request this date, 9 MAY 2012

(SEAL.)
(Signature of Grantor)

Kimberly Tomora Lawler
(Printed Name of Grantor)

I, the undersigned, certify that I am a duly commissioned, qualified, and authorized notary public. Before me personally, within the territorial limits of my warrant of authority, appeared Kimberly Tomora Lawler, who is known by me to be the person who is described herein, whose name is subscribed to, and who signed this Power of Attorney as Grantor, and who, having been duly sworn, acknowledged that this instrument was executed after its contents were read and duly explained, and that such execution was a free and voluntary act and deed for the uses and purposes herein set forth.

(Military Notary)

WITH THE ARMED FORCES OF THE UNITED STATES

AT FORT CAMPBELL, KENTUCKY

Subscribed, sworn to and acknowledged before me on 9 MAY 2012 by Kimberly Tomora Lawler the grantor, who is known to me to be eligible for Legal Assistance under the provisions of 10 United States Code, Section 1044 or regulations of the Department of Defense. This acknowledgment is executed in my capacity under the authority granted by Title 10, United States Code, Section 1044a, which also states that no seal is required on this acknowledgment.

UNITED STATES ARMED FORCES NOTARY PUBLIC AUTHORIZED BY 10 USC 1044a

SIGNATURE

MY COMMISSION EXPIRES
INDEF AUTH 10 USC 1044a

PRINTED NAME Gregory S. Bushey
RANK/COMPONENT O5/USA, US Army
OFFICIAL CAPACITY Military Notary

(Civilian Notary)

IN WITNESS WHEREOF, I have hereunto set my hand and affix my official seal on _____

_____
Notary Public
My Commission Expires:

STATE OF _____
COUNTY OF _____