This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $72,000.00.

Affiant

Subscribed and sworn before me this the 29th day of April, 2014.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Markley Gordon 1004 Waverunner Drive Nashville, TN 37217	New owner	98-160

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PAMELA G DEDMON AND KELLY J ALLEN AND MICHAEL S GOINS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARKLEY GORDON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, in the 4th Civil District, and described according to a survey of John D McCormick dated August 12, 1978, and revision of same, as follows:

Beginning at an iron pin in the westerly margin of Earhart Rd., and said point being the southeast corner of the Bud Jenkins and wife lands, of record in Deed Book 1577, page 126, RODC; thence South 5 deg. 30 min. west 62.0 feel along the western edge of Earhart Rd., to an iron pin, said point being the northeast corner of the Okley Eakes property, of record in Book 3281, page 508, RODC; thence South 88 deg. 40 min. west 690.1 ft. along the northerly line of the Eakes property, to an iron pin in the northerly margin of said Oakley Eakes lands; thence North 5 deg. 30 min. East 500.4 feet to an iron pin; thence South 78 deg. 09 min. East 190.0 ft. to an iron pin in the westerly margin of the Louise Bevilacqua property, of record in Book 4679, page 429, RODC; thence south 5 deg. 30 min. West284.9 ft. along the westerly boundary lines of the said Louise Bevilacqua lands and Oscar Brazzell lands of record in Book 4498, page 259, RODC; thence South 83 deg. 38 min. East 306.0 feet along the southerly margin of the said Oscar Brazzell lands to an iron pin in the westerly margin of the Bud Jenkins lands; thence south 5 deg. 30 min. west 72.0 feet along and with the westerly margin of the said Bud Jenkins lands to a corner post; said point also being the southwest corner of the Bud Jenkins lands; thence South 89 deg. 17 min. East 192.0 feet to an iron pin in the western edge of the Earhart Rd., and at the southeast corner of the Bud Jenkins lands, the point of beginning and containing 3.4 acres, more or less.

Being the same property conveyed to Pamela G Dedmon, Kelly J Allen and Michael S Goins by Quitclaim Deed from Orveline Goins, widow of James C Goins and a single person, dated January 29, 2005, of record in Instrument No. 20050202-0012166, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3048 Earhart Road, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29th day of April, 2014.

Pamela G Dedmon

Kelly J Allen by Pamela G Dedmon her attorney in fact

Michael S Goins

BILL GARRETT, Davidson County
Trans:T20140034028 DEEDWARR
Recvd: 05/15/14 14:21 2 pgs
Fees:13.00 Taxes:266.40
20140515-0041910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pamela G Dedmon and Michael S Goins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2014.

My commission expires: 2/24/18

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Crowell
Notary Public

STATE OF TN
COUNTY OF Davidson

On this 29th day of April, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Pamela G Dedmon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kelly J Allen, by Specific Power of Attorney dated February 25, 2014, and who acknowledged that he executed the same as the free act and deed of Kelly J Allen.

Witness my hand and official seal this 29th day of April, 2014.

My Commission Expires: 2/24/18

Jennifer Crowell
Notary Public

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY