NEW OWNER:
MARKLEY R. GORDON
1040 WAVERUNNER DRIVE
NASHVILLE, TN 37217

SEND TAX BILLS TO:
FARM CREDIT MID-AMERICA
1212 S HARTMANN DRIVE
LEBANON, TN 37090

Map 136
Parcel 130.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1223

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160079849 DEEDWARR
Recvd: 09/12/16 15:33 3 pgs
Fees:18.00 Taxes:1322.75
20160912-0095850

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Seven Thousand Five Hundred and 00/100 Dollars ($357,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AVALENE E. CASS and LAURA CASS GEORGE and CONNIE CASS O'CONNELL** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MARKLEY R. GORDON and JULIE A. GORDON, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the westerly right-of-way Bell Road, being the northeast corner of U.S. Army Corp of Engineers, and being the southeast corner of this tract, THENCE: with Corp of Engineers line, S 48 deg. 50 min. 42 sec. W, 573.33' to a corp. mon., THENCE: with the boundary of Yeargin Subdivision, as of record in instrument 200411040-0133095 R.O.D.C., TN., N 16 deg. 15 min. 58 sec. E, 139.90' to an iron pin, THENCE: with Bayview Subdivision as of record in deed book 9700 page 330 R.O.D.C., TN., N 78 deg. 39 min. 15 sec. W , 124.58' to an iron pin, THENCE: N 13 deg. 18 min. 03 sec. E, 98.50' to an iron pin, THENCE:N 05 deg. 54 min. 03 sec. E, 86.03' to an iron pin, THENCE: N 06 deg. 33 min. 34 sec. E, 213.69' to an iron pin, THENCE: N 23 deg. 32 min. 05 sec. E, 210.54' to an iron pin, THENCE: S 72 deg. 35 min. 10 sec. E, 95.88' to an iron pin, THENCE: N 02 deg. 05 min. 44 sec. E, 147.50' to an iron pin in the southerly right-of-way Harbor Lights Drive, THENCE: N 87 deg. 56 min. 31 sec. E, 48.93' to an iron pin, THENCE: N 87 deg. 56 min. 31 sec.

E, 172.40' to an iron pin, THENCE: S 46 deg. 25 min. 46 sec. E, 69.07' to an iron pin, THENCE: with westerly right-of-way Bell Road, S 00 deg. 52 min. 26 sec. E, 447.44' to the point of beginning containing 6.55 acres more or less, as shown on the boundary survey prepared by William E. Crenshaw, TN RLS No.: 2395, C & K Surveyors, L.L.C., 242 West Main Street, PMB 199, Hendersonville, Tennessee 37075, dated October 29, 2015.

Being the same property conveyed to AVALENE E. CASS, and daughters, LAURA CASS and CONNIE CASS, by virtue of a Quitclaim Deed from A & G Enterprises, Inc., dated April 28, 1989, and recorded in Book 7830, Page 221, in the Register's Office for Davidson County, Tennessee. For further reference to title, see the Last Will and Testament of L.E. Ellis, surviving tenant by the entirety of Vera G. Ellis, of record in the Probate Court of Davidson County, Tennessee, Docket No. 72272 and in Will Book 140, Page 578, in the Register's Office for Davidson County, Tennessee, whereby the property herein was conveyed to Avalene Ellis Cass for life, remainder in fee simple to Laura Cass and Connie Cass. Avalene E. Cass is one and the same person as Avalene Ellis Cass. Laura Cass is now known as Laura Cass George. Connie Cass is now known as Connie Cass O'Connell.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2750 BELL ROAD, NASHVILLE, TN 37217**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 8th day of September, 2016.

Avalene E. Cass
AVALENE E. CASS

Laura Cass George
LAURA CASS GEORGE

Connie Cass O'Connell
CONNIE CASS O'CONNELL

BY: Avalene E. Cass, Attorney in Fact
AVALENE E. CASS, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **AVALENE E. CASS and LAURA CASS GEORGE**, with whom I am personally acquainted, or 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 and official seal at office this 8th day of September, 2016.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **AVALENE E. CASS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **CONNIE CASS O'CONNELL** the within-named bargainor, as the free act and deed of the said **CONNIE CASS O'CONNELL.**

WITNESS my hand and official seal at office, this 8th day of September, 2016.

NOTARY PUBLIC

My commission expires:_____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$357,500.00** .

AFFIANT

Sworn to and subscribed to before me this 8th day of September, 2016.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018