BOX 10

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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/05 10:45 2 pgs
Fees:13.00 Taxes:314.50

20050503-0049094

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Susan Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Henderson and Lisa Friedland	SAME	Map 092.13
(NAME)	(NAME)	Parcel 420.00
3401 Dakota Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **MARGARET DIANNE GORDON ASH, VENT GORDON, CONNIE GORDON HARRIS, JERRY E. GORDON, DON EUGENE GORDON, SHEILA A. LEE (ALSO KNOWNAS SHEILA GORDON LEE), AND QUINTA GORDON NANCE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN HENDERSON AND LISA FRIEDLAND, AS TENANTS IN COMMON,** 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:

LAND in Davidson County, Tennessee, being Lot No. 141 on the Plan of Hortense Place of record in Book 161, page 167, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Gordon and wife, Carrie E. Gordon by deed from Peiser Company, Inc., dated May 19, 1971, of record in Book 4504, page 930, in the Register's Office for Davidson County, Tennessee. The said Jerry Gordon died September 8, 1988 with his interest passing to Carrie E. Gordon by reason of their tenancy by the entirety. The said Carrie E. Gordon died June 8, 2003 leaving Margaret Dianne Gordon Ash, Vent Gordon, Connie Gordon Harris, Jerry E. Gordon, Don Eugene Gordon, Quinta Gordon Nance, and Sheila Gordon Lee as her sole heirs at law.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 161, page 167, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3412 Dakota Avenue, Nashville, TN 37209

(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.

In witness whereof, Margaret D. Ash as attorney-in-fact for Sheila A. Lee, pursuant to Power of Attorney recorded simultaneously herewith, does hereby authorize and sign on behalf of Sheila A. Lee.

Witness our hands this 2ND day of May, 2005.

Connie Gordon Harris

Jerry E. Gordon

Sheila A. Lee

BY: Margaret D. Ash, Attorney in Fact

Margaret Dianne Gordon Ash

Vent Gordon

Don Eugene Gordon

Quinta Gordon Nance

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 Margaret Dianne Gordon Ash, Vent Gordon, Connie Gordon Harris, Jerry E. Gordon, Don Eugene Gordon, and Quinta Gordon Nance, the bargainors, 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 Nashville, Tennessee this 2nd day of May, 2005.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN AT LARGE EXP. 1/24/07

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Margaret D. Ash, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sheila A. Lee, and who acknowledged that she executed the same as the free act and deed of Sheila A. Lee.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of May, 2005.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN AT LARGE EXP. 1/24/07