BILL GARRETT, Davidson County
Trans:T20140037653 DEEDWARR
Recvd: 05/30/14 08:33 2 pgs
Fees:13.00 Taxes:1054.50

20140530-0046406

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2014.

Notary Public

My commission expires: 3/6/18

(AFFIX SEAL)

PAUL F. COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robin S. Bershader **Sujah A. Choudhry**	New owner	**Map 92-13, Parcel 418**
3404 Dakota Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lydia L. Erickson, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robin S. Bershader, an unmarried woman and Sujah A. Choudhry, an unmarried man

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. 143 on the Map of Hortense Place, of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Lydia L. Erickson, unmarried, by Deed from Jeffrey Kendig and wife, Marleny Castillo, dated March 31, 2003, of record in Instrument No. 20030401-0042683, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Lydia L.Erickson, pursuant to a Power of Attorney executed by same on the 14th day of May, 2014, of record in Instrument No. 20140530-0046405 -, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 161, Page 167, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Subject to a ten foot wide easement for widening of alley of record in Book 3843, page 14, Register's Office for Davidson County, Tennessee.

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **3404 Dakota Avenue, Nashville, TN 37209**

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 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 **27th** day of **May, 2014.**

Lydia L. Erickson

Lydia L. Erickson

By: Houston Howell, Attorney-in-fact

Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Houston Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Lydia L. Erickson, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Lydia L. Erickson for the purpose therein contained, by signing the name of Lydia L. Erickson by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2014.

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9-19-