BILL GARRETT, Davidson County
Trans:T20160050288 DEEDWARR
Recvd: 06/14/16 11:16 2 pgs
Fees:13.00 Taxes:839.90

20160614-0060120

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Robert V. Lawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2016.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BANTOO SEHGAL	**SAME**	**072-11-0-457.00**
(NAME) **2034 5TH STREET E.**	(NAME)	
(ADDRESS) **WEST FARGO, ND 58078**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PAMELA EDGARTON AND LISA HIAM TEAGUE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BANTOO SEHGAL, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 16 and the northerly 45 feet of Lot No. 17 on the Map of Riverside Drive Subdivision, as of record in Book 974, pages 60 and 61, said Register's Office.

Said parts of said lots adjoin and front together 75 feet on the easterly side of Riverside Drive and run back between parallel lines 160 feet more or less to the westerly line of Lot 91.

Being the same property conveyed to C. FRANKLIN HIAM AND WIFE, MARGARET V. HIAM, by deed from GEORGE W. HICKS AND WIFE, LILLIAN B. HICKS, of record in Book 3529, page 565, dated March 14, 1963, said Register's Office. Being further conveyed to MARGARET V. HIAM, by Quitclaim Deed from C. FRANKLIN HIAM, of record in Book 4603, page 629, dated May 5, 1972, said Register's Office. The said Margaret V. Hiam having since died testate on or about April 10, 2015 leaving said property to Pamela Adgarton and Lisa Hiam Teague pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 15P1651.

****See Limited Powers of Attorney for Pamela Edgarton and Lisa Hiam Teague being recorded simultaneously herewith of record in Instrument No. 20160614-0060118 and Instrument No. 20160614-0060119, said Register's Office.****

This conveyance is subject to matters as set forth in the Plan of record in Plat Book 974, pages 60 and 61; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4040, page 293; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1807 RIVERSIDE DRIVE, NASHVILLE, TN 37216**
(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 our hands this 10th day of June, 2016.

Pamela Edgarton By Robert V. Lawson, Her Attorney-in-Fact

PAMELA EDGARTON
By: Robert V. Lawson, her Attorney in Fact

Lisa Hiam Teague By Robert V. Lawson, Her Attorney-in-Fact

LISA HIAM TEAGUE
By: Robert V. Lawson, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2016, before me personally appeared **Robert V. Lawson, Attorney-in-Fact for Pamela Edgarton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Pamela Edgarton, and who acknowledged that he executed the same as the free act and deed of Pamela Edgarton.

Witness my hand and official seal at office, this 10th day of June, 2016.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2016, before me personally appeared **Robert V. Lawson, Attorney-in-Fact for Lisa Hiam Teague**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lisa Hiam Teague, and who acknowledged that he executed the same as the free act and deed of Lisa Hiam Teague.

Witness my hand and official seal at office this 10th day of June, 2016.

My commission expires: **November 5, 2018**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON