WARRANTY DEED

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$176,250.00**

Jennifer McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2003.

Sally C. Taylor
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hemant Agarwal	**Countrywide Home Loans**	**104-15-355**
(NAME)	(NAME)	
2619 Westwood Avenue	**718 Thompson Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37204**	
(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, I, **ROBERT NIAL CRABTREE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HERMANT AGARWAL, UNMARRIED**, 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. 2A on the plan of Zone Lot Division of Lots 1 and 1 of re subdivision of part of Lot 21 of Bel-Air Subdivision of Record in Book 6200, Page 87 and amended in Book 6250, Page 519, Register's Office for said County.

SAID Lot No. 2-A fronts 26.74 feet on the southerly margin of Westwood Avenue and extends back 192.00 feet on the westerly line and 192.00 feet on the easterly line to a dead line in the rear, measuring 26.72 feet thereon.

Being the same property conveyed to Robert Nial Crabtree by deed from Janet B. Gilmore, unmarried of record in Instrument No. 20001220-0124550 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

The Restrictive Covenants of Record in Book 6250, Page 519
The Plan of Record in Book 6260, Page 519
Property Taxes for the Current Year

unimproved ☐

This is improved ☒ property, known as **2619 Westwood Avenue, Nashville, TN 37212**

(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 my hand this 27th day of June, 2003.

Robert Nial Crabtree

Robert Nial Crabtree

Davidson County DEEDWARR
Recvd: 07/01/03 14:38 2pgs
Fees:13.00 Taxes:652.13

20030701-0090877

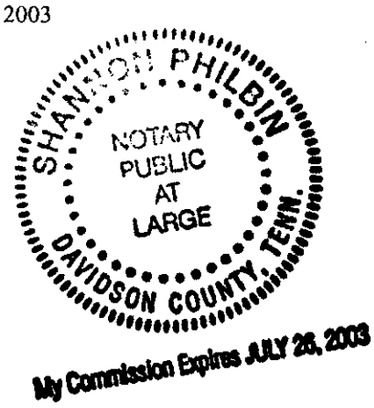
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Nial Crabtree, 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 27th day of June, 2003.

Commission expires: July 26, 2003



Shannon Philbin Notary Public