WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/14/04 10:10 2pgs
Fees:13.00 Taxes:286.75

20040514-0056671

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Harinder JK Ghumman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 12-19-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harinder JK Ghumman	Union Planters Bank, N.A.	Map 108 Group 08-0 Parcel 223
(NAME) 3210 Lakeford Drive	(NAME) 3100 West End Ave	
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Nashville Tennessee 37203	
(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, Larry D. Paschall and Wife, Donna E. Paschall , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harinder JK Ghumman, An Unmarried Person , 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:

Being Lot No. 29-B, Zone Lot Division of Lots 29 and 30 of Section 3 of East Lake Subdivision as of record in Plat Book 5200, Page 342 and amended by Plat Book 5200, Page 668, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Larry D. Paschall and Wife, Donna E. Paschall by Warranty Deed dated April 27,2001 from John Bugis, unmarried of record in Instrument No. 20010502-0044776, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5761, page 355, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3210 Lakeford Drive, Nashville, TN 37214

(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/our hand(s) this 6th day of May, 2004.

Larry D. Paschall

Larry D. Paschall

Donna E. Paschall by Larry Paschall, Attorney in Fact

Donna E. Paschall
By Larry D. Paschall, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

On this the 6th day of May, 2004, before me personally appeared Larry D. Paschall, 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 Donna E. Paschall, and who acknowledged that he executed the same as the free act and deed of the said Donna E. Paschall by virtue of that Power of Attorney, duly executed by the said Donna E. Paschall and appearing of record in Book *, page _____, of Register's Office of Davidson County, Tennessee. *20040514-0056670

Witness my hand and official seal at Smyrna, Tennessee this 6th day of May, 2004.

My Commission Expires: 12-19-04

Notary Public

JUSTIN K. TATE-JOHNSON
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
Dec. 19, 2004

File Number2404440
RETURN TO:
Cumberland Title Company
1630 NW Broad Street, Suite #104
Murfreesboro, TN 37129