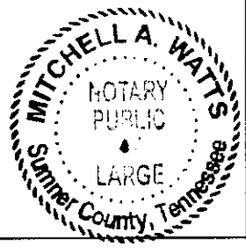
Davidson County DEEDWARR
Recvd: 10/15/04 09:31 2pgs
Fees:13.00 Taxes:603.10
20041015-0124176



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Tashi Sandhu	Tashi Sandhu	104-01-0
220 38th Avenue, North	2014 25th Avenue, South	GROUP
Nashville, Tennessee 37209	Nashville, TN 37212	PARCEL 219.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** One Hundred Sixty Three Thousand Dollars and Zero Cents ($163,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Pamela J. Dieffenbauch, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Tashi Sandhu, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 137 on the Plan of West Grove Subdivision of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Pamela J. Hall, unmarried, by deed from Lucas A. Powers and wife, Jacqueline O'Keefe, dated August 31, 2000, of record as Instrument No. 20000901-0086894 in the Register's Office for Davidson County, Tennessee; the said Pamela J. Hall having since married and is known as Pamela J. Dieffenbauch.

JOHN CHRISTIAN DIEFFENBAUCH, spouse of Pamela J. Dieffenbauch, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to all matters shown on the Plan of West Grove Subdivision of record in Plat Book 421, page 109, in the Register's Office for Davidson County, Tennessee, and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

unimproved ☐

This is improved ☒ property, known as 220 38th Avenue, North, 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 Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 7th day of October, 2004.

Pamela J. Dieffenbauch

John Christian Dieffenbauch

By: Pamela J. Dieffenbauch, Attorney in Fact

STATE OF TENNESSEE)

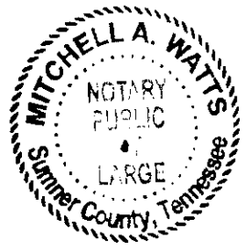
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Pamela J. Dieffenbauch, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 2004.

My Commission expires: October 12, 2005

Mitchell A. Watts Notary Public



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela J. Dieffenbauch, 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 John Christian Dieffenbauch, and acknowledged that she executed the same as the free act and deed of the said John Christian Dieffenbauch

Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 2004.

Michell A. Watts Notary Public

My commission expires: October 12, 2005

