File No. 250302214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$195,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

TERASINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 20, 2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 04/05/05 09:16 2 pg
Fees:13.00 Taxes:721.50

20050405-0036753

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paramasivam Natarajan		**Map 116-04**
(NAME) **3915 Westmont Avenue**	(NAME) Same	**Parcel 204**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Angela D. Garcia Cole, and husband, Chad Cole**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paramasivam Natarajan, and Wife, Baby-Periyanayaki Muthusamy**, HEREINAFTER CALLED THE GRANTEE(S), 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. 3-B, Westhurst Subdivision Zone Lot Division Lot Nos. 1, 2 and 3, as shown by plat of record in Plat Book 5190, page 765 and amended in Plat Book 6250, Page 350, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Angela D. Garcia, unmarried, by Deed from Kelley Elizabeth Sanders Cannon, a married person, dated May 26, 2000, filed for record on June 6, 2000, in Instrument Number 200006060056069, Register's Office for Davidson County, Tennessee. Angela D. Garcia now being known as Angela D. Garcia Cole.

Chad Cole, husband of Angela D. Garcia, joins in this conveyance for the express purpose of conveying any marital rights which he may have in said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 **3915 Westmont Avenue, Nashville, TN 37215**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of March.

Chad Cole

Chad Cole

By: Jimmy DeLoach

Jimmy DeLoach, Attorney-in-Fact

Angela D. Garcia Cole

Angela D. Garcia Cole

By: Jimmy DeLoach

Jimmy DeLoach, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JIMMY DELOACH**, 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 **ANGELA D. GARCIA COLE,** as her Attorney In Fact, under Power of Attorney bearing Inst. No. _____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of **ANGELA D. GARCIA COLE**, under said Power of Attorney.

Witness my hand and official seal at office in Goodlettsville, Tennessee, this the 31st day of March, 2005.

My Commission Expires: 7/21/07

Notary Public

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JIMMY DELOACH**, 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 **CHAD COLE,** as his Attorney In Fact, under Power of Attorney bearing Inst. No. _____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of **CHAD COLE**, under said Power of Attorney.

Witness my hand and official seal at office in Goodlettsville, Tennessee, this the 31st day of March, 2005.

My Commission Expires: 7/21/07

Notary Public

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY