WARRANTY DEED

File Number: 60026

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires June 6, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Rajesh Aggarwal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2006.

Shelia Brizendine
Notary Public

MY COMMISSION EXPIRES: 6-8-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rajesh Aggarwal	Rajesh Aggarwal	093-13-0-562.00
(NAME)	(NAME)	
757 Armstrong Place (ADDRESS)	757 Armstrong Place (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Willie Taylor, Sr, Trustee and Willie Taylor Jr. and Nikita Taylor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rajesh Aggarwal, 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. 3 on the plan of Resubdivison of Edgehill Estates. Section Eighteen, of record in Book, 5910, Page 213, Register's Office for said County,

SAID Lot No. 3 fronts 50.00 feet on the northerly margin of Hawkins Street and extends back 205.00 feet pm the westerly line and 205.00 feet on the easterly line to a dead line in the rear, measuring 50.00 feet thereon.

Being the same property conveyed to Willie Taylor Sr, Trustee. and Willie Taylor Jr. and Nikita Taylor by deed from Plus Investments, a partnership, dated 5/23/1986, of record in Book 6872, Page 588, Register's Office for Davidson County, Tennessee

Willie Taylor, Sr, executed this instrument on behalf of Willie Taylor, Jr. pursuant to a Power of Attorney of record in Instrument#20060310-0027888, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1304 Hawkins Street, Nashville, TN 37203
(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 3rd day of March, 2006.

Willie Taylor, Sr, Trustee

Nikita Taylor

Willie Taylor Jr.
By Willie Taylor Sr Att. in fact
Willie Taylor, Sr, Attorney in Fact

Davidson County DEEDWARR
Recvd: 03/10/06 09:00 2 pgs
Fees:13.00 Taxes:81.40
20060310-0027889

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 Willie Taylor, Sr, Trustee and Nikita Taylor, the bargainor(s), 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 3rd day of March, 2006.

Commission expires: 6-8-09

SHELIA BRIZENDINE NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

My Commission Expires JUNE 8, 2009

Notary Public

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 Willie Taylor, Sr with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Willie Taylor, Jr. as his Attorney in Fact as the free act and deed of the within named Willie Taylor, Jr..

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 2006

Notary Public
My Commission Expires: 6-8-09

SHELIA BRIZENDINE NOTARY PUBLIC STATE OF TENNESSEE COUNTY

My Commission Expires JUNE 8, 2009