WARRANTY DEED

File Number: 60029

Davidson County DEEDWARR
Recvd: 04/06/06 13:42 2 pgs
Fees:13.00 Taxes:462.50

20060406-0039816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13[illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: . **MY COMMISSION EXPIRES:**
(AFFIX SEAL) **March 22, 2008**

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	93-13-26.00
(NAME) 757 Armstrong Place	(NAME) 757 Armstrong Place	
(ADDRESS) Nashville, TN 37 37027	(ADDRESS) Nashville, TN 37027	
(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, Barbara Washington, and husband Lorenzo Washington, 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:

BEING the Westerly half of :Lot No. 21, on the Plan of Sigler's Addtion of record in Plat Book 1, Page 4, Chancery Court for Davidson County, Tennessee; fronting 50 feet on the southerly margin of Sigler Street and extends back between lines 205 feet to an alley.

Being the same property conveyed to Barbara Washington, and husband Lorenzo Washington by deed from James A. Wooding, a widow man,, dated October 31, 2000, of record in Instrument # 20001208-012193,, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1407 Sigler 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 28th day of February, 2006.

Barbara Washington

Lorenzo Washington

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 Barbara Washington and husband, Lorenzo Washington, 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 24th day of February, 2006.

DWAYNE L. BELL, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: **MY COMMISSION EXPIRES: March 22, 2008**

Notary Public