Davidson County DEEDWARR
Recvd: 06/30/05 09:48 2 pgs
Fees:13.00 Taxes:1448.74

20050630-0075320

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2005.

Notary Public

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

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

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: Kathy L. Gaca	SEND TAX BILLS TO: SunTrust Mortgage, Inc.	MAP 104-15-0
2608 West Linden Avenue	201 4th Avenue, North	GROUP
Nashville, Tennessee 37212	Nashville, TN 37219	PARCEL 128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Three Hundred Ninety One Thousand Five Hundred Fifty Dollars and Zero Cents ($391,550.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lani L. Wilkeson, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kathy L. Gaca and husband, Jonathan E. Bremer, 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 easterly 90.0 feet of Lot No. 7 as shown on the Plan of Sunset Park Subdivision of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 7 fronts 90.0 feet on the north side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines 162.1 feet, more or less, to a dead line.

BEING the same property conveyed to David Gooch and wife, Lani L. Wilkeson, by deed dated May 31, 1996, from Cecil Douglas Johns and wife, Yvonne Yvette Johns, of record in Book 10071, page 334, Register's for Davidson County, Tennessee; the said David Gooch having since conveyed his interest in subject property to Lani L. Wilkeson by Quitclaim Deed dated November 23, 2004, of record as Instrument No. 20041201-0143118 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 2608 West Linden Avenue, Nashville, TN 37212

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 I do covenant with the said Grantees 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 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 hand this 28th day of June, 2005.

Lani L. Wilkeson

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 Lani L. Wilkeson, 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 28th day of June, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee