Davidson County DEEDWARR
Recvd: 04/07/06 12:16 2 pgs
Fees:13.00 Taxes:673.40

20060407-0040453

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Robert J. Gonzales	Robert J. Gonzales	104-14-0-C
2709 Linmar Avenue #8	120 30th Avenue, North #1000	GROUP
Nashville, Tennessee 37215	Nashville, Tennessee 37203	PARCEL 008.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** One Hundred Eighty Two Thousand Dollars and Zero Cents ($182,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Randall B. Gonzales, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Robert J. Gonzales, unmarried, 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. 8 on the Plan of Linmar Place Condominiums, Phase 1, of record in Book 6892, page 783, as amended in Book 7213, page 132 and in Book 7374, page 801, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Randall B. Gonzales, a single person, by deed from Robert J. Gonzales, Jr., a single person of record as Instrument No. 20040402-0037419 in the Register's Office for Davidson County, Tennessee; the said Randall B. Gonzales having since married.

Rasah Cox Gonzales, spouse of Randall B. Gonzales, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

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

This is:

unimproved ☐

improved ☒ property known as 2709 Linmar Avenue #8, Nashville, Tennessee 37215

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 31st day of March, 2006.

Rasah Cox Gonzales

By: _____
Steven D. Curnutte, Attorney in Fact

Randall B. Gonzales

By: _____
Steven D. Curnutte, 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, Steven D. Curnutte, 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 Randall B. Gonzales and Rasah Cox Gonzales and acknowledged that he executed the same as the free act and deed of the said Randall B. Gonzales and Rasah Cox Gonzales.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY