RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100025275 DEEDWARR
Recvd: 04/28/10 10:44 3 pgs
Fees:18.00 Taxes:505.05
20100428-0032137

# WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $136,500.00.

Wilma L Ellis
Affiant

Sworn to and subscribed before me on this the 27th day of April, 2010.

NOTARY PUBLIC
My Commission Expires: 1-16-2012

MORTGAGEE:

NA

| Address New Owner: | Send Tax Bills to: | Map-Parcel |
|---|---|---|
| Mr./Ms. Robert Johnson | Same as Owners | 026-07 0 075.00 |
| 121 Heathcote Court | | |
| Goodlettsville, Tn 37072 | | |

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **WILMA L. ELLIS, Trustee of the Trust Established under Trust Agreement dated October 29, 1992**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **ROBERT JOHNSON and wife, SUSAN JOHNSON ,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND lying and being situated in Davidson County, TN, being Lot No. 181 on the Plan of Windsor Green Subdivision, Phase I, Section III, a plat of which is of record in Book 6250, Page 46, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

SAID Lot No. 181 fronts 47.26 feet on the Northerly side of Heathcote Court and runs back 95.62 feet on the Westerly lot line and a total of 106.25 feet on the Easterly lot line between a broken line to a line in the rear which measures 69.24 feet thereon.

BEING the same property conveyed to WILMA L. ELLIS, Trustee of the Trust Established under Trust Agreement dated October 29, 1992, by Quitclaim Deed dated November 15, 1992, and executed by WILMA L. ELLIS, unmarried and recorded in Book 8794, Page 40, Register's Office for Davidson County, TN.

Subject to restrictions, easements and setback lines of record, said Register's Office.

This is improved property known as 121 Heathcote Court, Goodlettsville, Tn 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 22nd day of April, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wilma L Ellis

WILMA L. ELLIS, Trustee of the Trust
Established under Trust Agreement dated
October 29, 1992

STATE OF TENNESSEE
COUNTY OF_SUMNER

COUNTY OF

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, WILMA L. ELLIS, personally appeared with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Trustee of the Trust Established Under Trust Agreement dated October 29, 1992, the within named bargainor, and that Wilma L. Ellis, as such Trustee, executed the foregoing instrument for the purposes contained, by signing the name of the Trust by herself as Trustee.

**WITNESS** my hand and official seal at Hendersonville, Tennessee, this the 22 day of April, 2010.

NOTARY PUBLIC

My Commission Expires: 2-16-13

CURTIS M. LINCOLN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY