This instrument prepared by ~~& return to~~: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1305

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of April, 2016, by and between Humbertino Gonzalez, Camelia Gonzalez, a married couple, party of the first part, and Linda F Waller and Victor D Waller, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 8, HERITAGE VIEW SUBDIVISION, SECTION ONE, OF RECORD IN BOOK 6900, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Humbertino Gonzalez by virtue of that certain CASH Deed dated August 16, 2013, at Instrument No. 20130816-0086416 in the Register's Office of Davidson County, Tennessee.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 6900, Page 772 and Book 7778, Page 461, Book 8592, Page 443 in said Register's Office, Tennessee; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Humbertino Gonzalez
Humbertino Gonzalez

Camelia Gonzalez
Camelia Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Humbertino Gonzalez and Camelia Gonzalez, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of April, 2016.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160027762 DEEDWARR
Recvd: 04/06/16 09:06 2 pgs
Fees:13.00 Taxes:521.70
20160406-0032772

Property Owner & Address: Linda F Waller and Victor D Waller

Tax Parcel No 04208012600

Property Address: 904 Heritage View Ct
Madison, TN 37115

MAIL TAX
BILLS TO: First Liberty Financial Group LLC
9520 Ormsby Station Road Ste 20
Louisville KY 40223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $141,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jessica Waller
AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of April, 2016.

Notary Public

My Commission Expires: 7-2-2018

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018