Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0405HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of June, 2016.

Notary Public
Commission Expires: 11-20-18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

BILL GARRETT, Davidson County
Trans: T20160050812 DEEDWARR
Recvd: 06/15/16 14:59 2 pgs
Fees: 13.00 Taxes: 666.00
20160615-0060722

Address of New Owner	Send Tax Bills To:	Map & Parcel
Monica Paige Saldivas 121 Heathcote Ct Goodlettsville, TN 37072	Christensen Financial, Inc. 355 S. Ronald Reagan Blvd Longwood, FL 32750	026-07-0-075.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Robert Johnson and wife, Susan Johnson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monica Paige Saldivas, a single person

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:

> Land lying and being situated in Davidson County, TN, being Lot No. 181 on the Plan of Windsor Green Subdivision, Phase 1, Section 3, 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.
>
> BEING the same property conveyed to Robert Johnson and wife, Susan Johnson by Warranty Deed from Wilma L. Ellis, Trustee of the Trust Established under Trust Agreement dated October 29, 1992, dated 4/22/10 and filed for record on 4/28/10 in Instrument No. 20100428-0032137, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 121 Heathcote Ct, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of June, 2016.

Robert Johnson

Susan Johnson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Johnson and wife, Susan Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 10th day of June, 2016.

Notary Public
My Commission Expires: 10-18-16

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)