BILL GARRETT, Davidson County
Trans:T20090062706 DEEDWARR
Recvd: 09/14/09 11:08 2 pgs
Fees:13.00 Taxes:836.20

20090914-0085579

(1)

Prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
7600 Leveson Way
Nashville, TN 37211
BPR # 11639

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $226,000.00

Kym Hicks
Affiant

Subscribed and sworn to before me, this 8th day of September, 2009.

Tonja Barron
Notary Public
My commission expires: _____

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joshua J. Callaway 7029 Bridgeport Drive Nashville, TN 37221	New Owner	Map 126-16-A Parcel 225.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryan Hartman and wife, Heather Hartman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joshua J. Callaway and wife, Stresa L. Callaway**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot Number 422, on the plan of Final Plat Riverwalk Phase 2A, Section 1, as shown on plat of record in Instrument Number 20031014-0151989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Hartman and wife, Heather Hartman, by Warranty Deed from Corinthian Custom Homes, Inc., dated June 16th, 2004, of record in Instrument No. 20040622-0074075, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7029 Bridgeport Drive, Nashville, Tennessee 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4 day of September, 2009.

Ryan Hartman

Heather Hartman

STATE OF Ohio
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan Hartman and Heather Hartman , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Cincinnati Ohio, this 4th day of September, 2009.

Notary Public

My Commission expires: 7-5-2014

NOTARY PUBLIC STATE OF OHIO

LESLIE J. RENNER
Notary Public, State of Ohio
My Commission Expires
July 05, 2014