WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00

_____
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF APRIL, 2013.

Angela G. Batson
NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5320 ANDREASIK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John C. Caldwell Jr and Nancy Rusek	Sumner Bank & Trust	126-16-0-A 229.00 CO
7045 Bridgeport Drive	967 A Grassland Place	
Nashville, TN 37221	Gallatin, TN 37066	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AMANDA ANDREASIK, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN C. CALDWELL JR AND NANCY RUSEK, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7045 Bridgeport Drive, Nashville, TN 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 GRANTEE(S), their heirs and/or 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, 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 GRANTEE(S), their heirs and/or 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 on the 26th day of April, 2013.

Amanda Andreasik

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, AMANDA ANDREASIK, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of April, 2013.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20130035877 DEEDWARR
Recvd: 05/01/13 10:03 2 pgs
Fees:13.00 Taxes:814.00

20130501-0043459

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 418, RIVERWALK, PHASE 2A, SECTION 1, as shown on plat of record in Instrument No. 20031014-0151989, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Andrea Taylor (f/k/a Andrea Taylor Malone), unmarried to Amanda Andreasik as recorded on the 2nd day of June, 2011 in Instrument No. 20110602-0041973 and Warranty Deed from Corinthian Custom Homes, Inc. to Andrea Taylor as recorded on the 6th day of July, 2004 in Instrument No. 20040706-0079717, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Plan of Newsom Land of record at Plat Book 1, Page 25 and in Plat Book 1, Page 121.

d. All matters shown on the plat of record in Instrument No. 20031014-0151989.

e. Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001 and 20060320-0031638.

f. Charter of Homeowner's Association of record in Instrument No. 20020425-0051371.

g. Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20020424-0050565.

h. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536.

i. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and 20040318-0030734.

j. Landscape Agreement of record in Instrument No. 20010919-0101280.

k. Charter Right of Way for CSX Transportation Railroad.

l. Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 513, Page 396, Register's Office for said County.

m. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7.

n. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Judgment of record in Book 4226, Page 715.

o. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647.

p. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Pages 315, 318 and 324.

q. Storm Water Detention Agreement of record in Instrument No. 20021119-0143687.

r. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984 and 20040812-0097619.

s. Title to that portion of the land lying below the ordinary low mark of the Harpeth River.

t. Easement for the flow of the waters of the Harpeth River and the rights of the public therein.

u. Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.

v. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River.

w. Title to that portion of the premises embraced within the bounds of the railroad charter right-of-way.

x. Title to that portion of the premises embraced within the bounds of roads or highways.

y. Subject to Deed of Trust in Instrument No. 20040507-0052414 which encumbers an access easement as described in Exhibit C to said Deed of Trust.