Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/31/14 13:37 3 pgs
Fees:18.00 Taxes:1035.82
20140331-0026325

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $279,950.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2014.

Notary Public
My commission expires: 9/18/17

KRISTI MINTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

02-1402-48893

Address of New Owner:	Send Tax Bills to:	Tax Information
William Matthew Johnson 1932 Hawks Nest Dr. Hermitage TN 37076	Sirva Mortgage Inc. 6200 Oak Tree Drive, Ste 300 Independence, OH 44131	098-06-0-A-260.00

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, Shaun P. Callahan and wife, Liz A. Callahan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Matthew Johnson and wife, Tina McKay Johnson, 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:

Land in Davidson County, Tennessee, being Lot No. 234, on the Plan of Phase Two, Section D, Bridgewater, of record in Instrument No. 20070419-0047123, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shaun P. Callahan and wife, Liz A. Callahan by deed from Frank Batson Homes, Inc., dated May 15, 2008, recorded May 19, 2008, of record in Instrument No. 20080519-0051146, 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 1932 Hawks Nest Dr., Hermitage, TN 37076

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 19 day of March, 2014.

Shaun P. Callahan

Liz A. Callahan

STATE OF Florida
COUNTY OF Palm Beach

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

Witness my hand at office, this 19 day of March, 2014.

Notary Public Jamie Triel

My Commission expires 3/26/17

JAMIE TRIEL
Notary Public, State of Florida
Commission # FF 1895
My comm. expires Mar. 26, 2017

STATE OF Florida
COUNTY OF Palm Beach

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

Witness my hand at office, this 19 day of March, 2014.

Notary Public Jamie Triel

My Commission expires 3/26/17

JAMIE TRIEL
Notary Public, State of Florida
Commission # FF 1895
My comm. expires Mar. 26, 2017

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

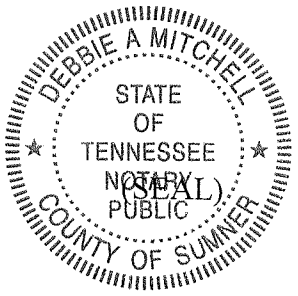
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017