AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $309,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF MAY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-6-15

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6896P MONTALTO

ADDRESS OF NEW OWNER	SEND TAX BILLS TO (If left blank please use the address of the new owner)	MAP-PARCEL
Lawrence Anthony Montalto II and Kristine Lee Oppenheim	Suntrust Mortgage	141-06-0-C-137.00 CO
4208 Blackwater Drive	PO Box 79041	
Nashville, TN 37221	Baltimore, MD 21279-0041	

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,

KENDRA L. CALDWELL AND HUSBAND, ROBERT M. CALDWELL

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

LAWRENCE ANTHONY MONTALTO II AND KRISTINE LEE OPPENHEIM*
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 4208 Blackwater 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 our hand on the 21st day of May, 2014.

Kendra L. Caldwell

Robert M. Caldwell

STATE OF TX
COUNTY OF Collin

BILL GARRETT, Davidson County
Trans: T20140038805 DEEDWARR
Recvd: 06/03/14 13:12 2 pgs
Fees: 13.00 Taxes: 849.15
20140603-0047908

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

Witness my hand and official seal at Plano, TX, this 28th day of May, 2014.

Notary Public Wendi Schick

My Commission Expires: 3/17/18

WENDI SCHICK
Notary Public, State of Texas
My Commission Expires
March 17, 2018

*AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 151, RIVERBRIDGE, PHASE 2, SECTION 1, as shown on plat of record in Instrument No. 20090205-0009854, 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 Quitclaim Deed from Jennifer Johnson, Trustee to Kendra L. Caldwell and husband, Robert M. Caldwell as recorded on the 30th day of October, 2009 in Instrument No. 20091030-0100128 and Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders n/k/a Beazer Homes Corp., a Tennessee corporation to Kendra L. Rushing, an unmarried person, and Robert M. Caldwell, an unmarried person, as joint tenants with rights of survivorship as recorded on the 26th day of October, 2009 in Instrument No. 20091026-0098440; 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 2014 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE, PHASE 2, SECTION 1, as recorded in Instrument No. 20090205-0009854, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030205-0016044, 20030303-0027396 and 20090317-0023975 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999.

f. Charter of Homeowners Association recorded at Instrument No. 20030218-0020998.

g. Easement for Comcast Lines, recorded in Instrument No. 20121114-0104692.

h. Easement for Railroad Right of Way, recorded in Book 1298, Page 244 and Instrument No. 20081208-0118318.

i. Stormwater Detention Agreement recorded at Instrument No. 20021217-0155374.

j. Conveyance for Common Areas, Open Space and Common Elements recorded at Instrument Nos. 20030806-0111892 and 20090317-0023974.

k. Flowage of Harpeth River.