WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $259,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF DECEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-11-17

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7194P PROCTOR

ADDRESS OF NEW OWNER	SEND TAX BILLS TO (If left blank please use the address of the new owner)	MAP-PARCEL
Michael D. Proctor and Christi M. Proctor	New Owner	126160A22500CO
7029 Bridgeport Drive		
Nashville, TN 37221		

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,

JOSHUA J. CALLAWAY AND WIFE STRESA L. CALLAWAY

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

MICHAEL D. PROCTOR AND CHRISTI M. PROCTOR, 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 7029 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 our hand on the 1st day of December, 2014.

Joshua J. Callaway

Stresa L. Callaway

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, JOSHUA J. CALLAWAY AND STRESA L. CALLAWAY, 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 Franklin, Tennessee, this 1st day of December, 2014.

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:T20140090543 DEEDWARR
Recvd: 12/03/14 11:42 2 pgs
Fees:13.00 Taxes:961.63
20141203-0110848

14-7194P PROCTOR

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 422, on the Plan of Final Plat Riverwalk Phase 2A, Section 1 of record in Plat at Instrument No. 20031014-0151989, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Joshua J. Callaway and wife, Stresa L. Callaway by Warranty Deed from Ryan Hartman and wife, Heather Hartman, recorded on the 14th day of September, 2009 in Instrument No. 20090914-0085579, 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 2015 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 PHASE 2A, SECTION 1, RIVERWALK, as recorded in Instrument No. 20031014-0151989, 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. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502 , 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. Charter of Riverwalk Nashville Homeowners Association, Inc. recorded at Instrument No. 20020425-0051371.

f. Easement for Tennessee Valley Authority, recorded in Book 4205, Page 195, Book 4226, Page 715 and Book 4257, Page 647.

g. Easement for Harpeth Valley Utilities, recorded in Book 7526, Page 315 and Book 318, Page 324.

h. Easement for Nashville Chattanooga St. Louis Railroad, recorded in Book 513, Page 396.

i. Easement for Road and Utilities, recorded in Instrument No. 20010706-0072536.

j. PUD Boundary Plat recorded at Instrument No. 20011024-0115969.

k. Stormwater Detension Agreement recorded at Instrument Nos. 20010919-0101279 and 20021119-0143687.

l. Landscape Agreement recorded at Instrument No. 20010919-0101280.

m. Charter Right-of-Way for CTX Transportation Railroad.

n. Agreement for Dedication of Public Utilities Easement recorded at Instrument No. 20021125-0145984.