Box 17

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $225,000.00 Affiant Subscribed and sworn to before me, this the 6th day of January, 2015. Notary Public My commission expires: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150001854 DEEDWARR
Recvd: 01/08/15 13:53 2 pgs
Fees:13.00 Taxes:832.50
20150108-0002204

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Serah Barth	**Regions Bank d/b/a Regions Mortgage**	**Map 126-16-0-A Parcel 229-00co**
7045 Bridgeport Drive	**2050 Parkway Office Circle**	
Nashville, TN 37221	**Birmingham, AL 35244**	

FOR AND IN 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,

John C. Caldwell, Jr. and Nancy Rusek, husband and wife

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

Serah Barth

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 418, Final Plat Riverwalk, Phase 2A, Section 1, of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John C. Caldwell, Jr. and Nancy Rusek, husband and wife, by Deed dated April 26, 2013 from Amanda Andreasik, unmarried, of record in Instrument No. 20130501-0048459, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20031014-0151989, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, said Register's Office. (3) All matters shown on the plat of record in Instrument No. 20031014-0151989, said Register's Office. (4) Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001 and Instrument No. 20060320-0031638, said Register's Office. (5) Charter of Homeowner's Association of record in Instrument No. 20020425-0051371, said Register's Office. (6) Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20020424-0050565, said Register's Office. (7) Declaration of Road and Utilities access easement of record in Instrument No. 20010706-0072536, said Register's Office. (8) Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20040318-0030734, said Register's Office. (9) Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office. (10) Charter Right of Way for CSX Transportation Railroad, said Register's Office. (11) Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 513, Page 396, said Register's Office. (12) 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, said Register's Office. (13) 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, said Register's Office. (14) 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, said Register's Office. (15) 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, said Register's Office. (16) Storm Water Detention Agreement of record in Instrument No. 20021119-0143687, said Register's Office. (17) Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, said Register's Office. (18) Title to that portion of the land lying below the ordinary low mark of the Harpeth River, said Register's Office. (19) Easement for the flow of the waters of the Harpeth River and the rights of the public therein, said Register's Office. (20) Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free form diminution or pollution, said Register's Office. (21) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River, said Register's Office. (22) Title to that portion of the premises embraced within the bounds of the railroad charter right-of-way, said Register's Office. (23) Title to that portion of the premises embraced within the bounds of road or highways, said Register's Office. (24) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) 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 GRANTEES 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 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/our hand(s) this **6th** day of **January, 2015.**

John C. Caldwell, Jr.

Nancy Rusek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John C. Caldwell, Jr. and Nancy Rusek,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **January, 2015.**

Notary Public

My Commission Expires:_____

