WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF APRIL, 2015

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/18/18

JANE GRAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1133B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Janice Lynn Restarski and Raymond Restarski	F&M Bank	098-06-0A-215.00-CO
1620 Robindale Dr.	50 Franklin Street	
Hermitage, TN 37076	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL J. CALLAHAN AND BARBARA A. CALLAHAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JANICE LYNN RESTARSKI AND RAYMOND RESTARSKI, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 192 on the Plan of Final Plat of Phase Two, Section C, Bridgewater, a Planned Unit Development of record in Plat at Instrument No. 20070614-0071360, 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 Michael J. Callahan and Barbara A. Callahan by Special Warranty deed from Federal National Mortgage Association and Association of record in Instrument No. 20090727-0070376 Register's Office for Davidson County, Tennessee, dated July 15, 2009 and recorded on July 27, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20070614-0071360, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051024-0128043, amended in Instrument No. 20051122-0141076, Instrument No. 20061004-0122802 and Instrument No. 20071023-0125250, Register's Office for Davidson County, Tennessee.

Charter for Bridgewater HOA of record in Instrument Number 20060223-0021110, in the Register's Office for Davidson County, Tennessee.

Stormwater detention agreement of record in Instrument Number 20050222-0019150, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to HOA of record in Instrument Number 20091110-0103837, in the Register's Office for Davidson County, Tennessee.

Sanitary sewer easement of record in Instrument Number 20030827-0124253 and Instrument Number 20060120-0008000, in the Register's Office for Davidson County, Tennessee.

TVA line easement of record in Book 1291, Page 99 and Book 1318, Page 28, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 1620 Robindale Dr., Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans: T20150032508 DEEDWARR
Recvd: 04/29/15 14:02 2 pgs
Fees: 13.00 Taxes: 980.50
20150429-0038391

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 in 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 hand on the 27th day of April, 2015.

Michael J. Callahan

Barbara A. Callahan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL J. CALLAHAN AND BARBARA A. CALLAHAN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of April, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1133B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027