WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/08 12:35 2 pgs
Fees:13.00 Taxes:1154.40
20080929-0098579

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE Exp. 3/21/09 JOHNSON CITY TENN DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herschel S. Jackson	SunTrust Mortgage, Inc.	Map 160-15-D
(NAME) 311 Seven Springs Way, #301	(NAME) 401 Commerce Street	Parcel 9 CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **H. CHARLES BARCUS JR. AND WIFE, ANN H. BARCUS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HERSCHEL S. JACKSON AND WIFE, KAREN JACKSON,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 9 of St. Martin Square at Seven springs, Phase I condominiums as established under Master Deed of record in Instrument #20060310-0028319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to H. Charles Barcus, Jr. and Ann H. Barcus, husband and wife, by deed dated April 28, 2006 from St. Martin Square, Inc., of record in Book 20060503-0050773, said Register's Office. The previous deed erroneously conveyed the property to H. Chalres Barcus, Jr. and Ann H. Barcus, husband and wife.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the Master Deed and Bylaws of record in Instrument #20060310-0028319, Instrument #20061109-0139692 and Instrument #20080730-0077840, said Register's Office; (c) restrictive covenants of record in Instrument #20000713-0069415, Instrument #20000713-0075531, Instrument #20000818-0081931, Instrument #20010803-0082967 and Instrument #20011024-0116171, said Register's Office; and (d) easement of record in Instrument #20040816-0098712, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 311 Seven Springs Way, #301, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 our hands this 26th day of September, 2008.

H. Charles Barcus Jr.

Ann H. Barcus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Charles Barcus Jr. and Ann H. Barcus, the bargainor, 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 Nashville, Tennessee this 26 day of September, 2008.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. EXP. 3/21/09

Notary Public