Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kari Brandon	JP Morgan Chase Bank, NA	160-15-0-D-045.00CO
305 Seven Springs Way, #301	P O Box 47020	
Brentwood, TN 37027	Doraville, GA 30362	

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$344,500.00**

Kari Brandon
Affiant

Subscribed and sworn to before me, this the 31st day of October, 2008.

Notary Public

My Commission Expires: _____
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **St Martin Square, Inc., a Tennessee Corporation, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Kari Brandon, an unmarried woman, Dennis Brandon, a married man, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 45 also known as 307 Seven Springs Way, #302, on the Plan of ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE II, as established under Master Deed of record in Instrument No. 20060310-0028319 and Supplemented in Instrument No. 20061109-0139692, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Quitclaim Deed from Vastland Development Partnership, a Tennessee general partnership comprised of Mack McClung and J.D. Eatherly to St. Martin Square, Inc., a Tennessee corporation as recorded on the 20th day of October, 2005 in Instrument No. 20051020-0126805, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **305 Seven Springs Way, #301, Brentwood, TN 37027**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **October, 2008.**

St Martin Square, Inc.

By: **Mack H. McClung**
It's: **President**

Davidson County DEEDWARR
Recvd: 11/03/08 16:00 3 pgs
Fees:18.00 Taxes:1274.65
20081103-0109424

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Mack H. McClung** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **President** of **St Martin Square, Inc.,** the within named bargainor, a Tennessee Corporation, and that such **Mack H. McClung**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **President.**

Witness my hand and Seal at office on the **31st** day of **October, 2008.**

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires MAY 8, 2012

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SEVEN SPRINGS SUBDIVISION, as recorded in Instrument No. 20000713-0069320, Register's Office for Davidson County, Tennessee.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot 1 ST. MARTIN SQUARE SUBDIVISION, as recorded in Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Instrument Nos. 20000713-0069415, 20000713-0075531, 20000818-0081931, 20010803-0082967 and 20011024-0116171, Register's Office for Davidson County, Tennessee.

6. Charter for Seven Springs Neighborhood Association recorded at Instrument No. 20040520-0059668, Register's Office for Davidson County, Tennessee.

7. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ST. MARTIN SQUARE AT SEVEN SPRINGS Condominium of record in Instrument No. 20060310-0028319, as supplemented by instrument(s) of record in Instrument No. 20061109-0139692 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

8. Charter for St. Martin Square Condominium Owners Association, Inc. recorded at Instrument No. 20060217-0019487, Register's Office for Davidson County, Tennessee.

9. Stormwater Detention and Water Quality Device Agreement recorded at Instrument No. 20040816-0098712, Register's Office for Davidson County, Tennessee.