(1)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rachelle Prater	Same	160-15-0-D-069.00CO
307 Seven Springs Way #402		
Brentwood, TN 37027		

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is **$353,400.00**

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

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 **Rachelle Prater, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

A condominium apartment unit located in Davidson County, Tennessee, being Unit No. 69 of the St. Martin Square at Seven Springs Condominiums, Phase II, as set out in the Master Deed of record in Instrument No. 20060310-0028319, as supplemented by the First Supplement to the Master Deed of record in Instrument No. 20061109-0139692; as amended pursuant to the Instrument of Correction of record in Instrument No. 20080730-0077840; and as amended by Amendment to the First Supplement to the Master Deed of record in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof.

TOGETHER WITH a 1.389% interest in the common elements as provided for in said Master Deed.

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 and part of Limited Warranty Deed from Town Village Nashville, LLC to Vastland Development Partnership, a Tennessee general partnership as recorded on the 27th day of January, 2004 in Instrument No. 20040127-0010471, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **307 Seven Springs Way #402, 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.

BILL GARRETT, Davidson County
Trans:T20090043225 DEEDWARR
Recvd: 06/29/09 13:04 3 pgs
Fees:18.00 Taxes:1307.58
20090629-0060162

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **June, 2009.**

St Martin Square, Inc.

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

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 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 **26th** day of **June, 2009.**

Notary Public

My Commission Expires _____

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

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. All 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.

4. A;; matter shown on the Final Plat of SEVEN SPRINGS SUBDIVISION, as recorded in Instrument No. 20000713-0069320, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions as recorded 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. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et, seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of ST. MARTIN SQUARE AT SEVEN SPRINGS Condominium of record in Instrument No. 20060310-0028319, as supplemented by the First Supplement to the Master Deed of record in Instrument No. 20061109-0139692; as amended pursuant to the Instrument of Correction of record in Instrument No. 20080730-0077840; and as amended by Amendment to the First Supplement to the Master Deed of record in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee.

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

9. Charter for Seven Springs Brentwood Owners Association of record in Instrument No. 20010726-0079648, Register's Office for Davidson County, Tennessee.

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