| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Robert J. Schultz<br>305 Seven Springs Way, #403<br>Brentwood, TN 37027 | **New Owner** | 160-15-0-D-051.00CO |

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

BILL GARRETT, Davidson County
Trans:T20100016633 DEEDWARRSP
Recvd: 03/22/10 14:24 3 pgs
Fees:18.00 Taxes:1013.80
20100322-0021395

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$274,000.00**

Affiant

Subscribed and sworn to before me, this the 19th day of March, 2010.

Notary Public

My Commission Expires: 5-31-1
(Affix Seal)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

# 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 **Robert J. Schultz, an unmarried man ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, TN, described as Unit No.51 of St. Martin Square at Seven Springs, a Condominium, a Horizontal Property Regime, located in Brentwood, TN, as established and described in the Master Deed of St. Martin Square at Seven Springs, Condominium apartment, recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of St. Martin Square at Seven Springs, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, and By-Laws recorded in Book 4611, page 682 as amended and restated in Instrument No. 19991230-0308948, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being part that same property convey to St. Martin Square, Inc., a Tennessee corporation by Quitclaim Deed from Vastland Development Partnership, a Tennessee general partnership comprised of Mack McClung and J.D. Eatherly, dated October 7, 2005, recorded October 20, 2005, of record in Instrument No. 20051020-0126805, Register's Office for Davidson County, Tennessee.

This is improved property located at: **305 Seven Springs Way, #403, 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 **19th** day of **March, 2010.**

**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 **19th** day of **March, 2010.**

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

**EXHIBIT B**

**Permitted Exceptions**

1. Property taxes for the year 2010, 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 prorated 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. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20000713-0069415, 20000713-0075531, 20000818-0081931, 20010803-0082967 and 20011024-0116171, Registers Office of Davidson County, Tennessee.

4. 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, Registers Office of Davidson County, Tennessee.

5. Charter for Seven Springs Brentwood Owners Association recorded at Instrument No. 20010726-0079648, Registers Office of Davidson County, Tennessee.

6. Charter for St. Martin Square Condominium Owners Association, Inc. recorded at Instrument No. 20060217-0019487, Registers Office of Davidson County, Tennessee.

7. Storm Water Detention and Water Quality Device Agreement recorded at Instrument No. 20040816-0098712, Registers Office of Davidson County, Tennessee.