BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100059278 DEEDWARR
Recvd: 09/21/10 09:32 2 pgs
Fees:13.00 Taxes:1110.00
20100921-0074950

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4. 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2010.

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
Catherine Robichaux Stallworth, Curatrix	New Owner	
(NAME) 309 Seven Springs Way, #301	(NAME)	161-15d-27
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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 **CATHERINE ROBICHAUX STALLWORTH, CURATRIX FOR PHILIP A. ROBICHAUX, III, (STATE OF LOUISIANA, PARISH OF LAFOURCHE, 17TH JUDICIAL DISTRICT COURT, PROBATE NO. 11989),** 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:

Land in Davidson County, Tennessee, Being Unit 27 on the Plan of ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE I, as established under Master Deed of record in Instrument 20060310-0028319, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to H. Charles Barcus, Jr. and wife, Ann H. Barcus by deed from St. Martin Square, Inc., a Tennessee corporation, of record as Instrument No. 20060519-0059291, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 real property taxes, which have been paid; (b) all matters appearing on the plan of record as Instrument No. 20060310-0028319, said Register's Office; (c) restrictive covenants of record in Instrument Nos. 20000713-0075531, 20000818-0081931, 20010803-0082967 and 20011024-0116171, said Register's Office; (d) master deed of record in instrument No. 20060310-0028319; (e) Charter of St Martin Square at Seven Springs Homeowners Association recorded at Instrument Nos. 20040520-0059668, 20010726-0079648 and 20060217-0019487; and (f) easement for stormwater detention agreement, recorded in Instrument No. 20040816-0098712, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 309 Seven Springs Way, #301, Brentwood, TN 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.

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

Witness our hands this 15th day of September, 2010.

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 15th day of September, 2010.

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013