Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William O. Ferrell, Jr. Robbin R. Ferrell 307 Seven Springs Way, #203 Brentwood, TN 37027	Tennessee Bank & Trust 9000 Carothers Parkway Franklin, TN 37067	160-15-0-D-060.00CO

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

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is **$226,160.00**

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this the 18th day of March, 2011.

Carol L. McArthur
Notary Public

My Commission Expires: July 25, 2012
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20110016804 DEEDWARR
Recvd: 03/22/11 11:20 3 pgs
Fees:18.00 Taxes:836.79
20110322-0022313

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

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 **William O. Ferrell, Jr. and Robbin R. Ferrell, Husband and Wife, ("Grantee")**, their 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. 60 also known as 307 Seven Springs Way, #203 on the Plan of St. Martin Square at Seven Springs Condominiums, Phase II, 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 Apartment 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. 199991230-0308948, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as thought copied herein.

Being the same property conveyed 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, of record in Instrument No. 20051020-0126805, Register's Office for Davidson County, Tennessee.

This is improved property located at: **307 Seven Springs Way, #203, 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 18th day of **March, 2011.**

St Martin Square, Inc.

By: **J. D. Eatherly**
It's: **Secretary**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **J. D. Eatherly** 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 **Secretary** of **St Martin Square, Inc.**, the within named bargainor, a Tennessee corporation, and that such **J. D. Eatherly**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Secretary.**

Witness my hand and Seal at office on the 18th day of **March, 2011.**

Notary Public

My Commission Expires: _____



EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2011, 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. All matters shown on the plat of PHASE 1, ST. MARTIN SQUARE AT SEVEN SPRINGS, as recorded in Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee.

4. All matters shown on the 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 set forth in Deed 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. Master Deed establishing ST. MARTIN SQUARE AT SEVEN SPRINGS Condominium of record in Instrument No. 20060310-0028319 and supplemented by Instrument No. 20061109-0139692, Register's Office for Davidson County, Tennessee.

8. Charter for Seven Springs Brentwood Owners Association recorded at Instrument No. 20010726-0079648, Register's Office for Davidson County, Tennessee.

9. Charter for St. Martin Square Condominium Owners Association, Inc. recorded at Instrument No. 20060217-0019487, 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.

11. By-Laws of record in Instrument Nos. 20060310-0028319, 20061109-0139692, 20080730-0077840 and 20090624-0058791, register's Office for Davidson County, Tennessee.