THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4624

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kenneth L. Martinson 305 SEVEN SPRINGS WAY UNIT 302 BRENTWOOD, TN 37027	NEW OWNER	160150D04600CO

BILL GARRETT, Davidson County
Trans:T20130024449 DEEDWARR
Recvd: 03/26/13 13:46 2 pgs
Fees:13.00 Taxes:795.50
20130326-0029611

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$215,000.00**

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2013.

Notary Public

My Commission Expires: 10/18/16
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 bargained and sold, and does hereby bargain, sell, transfer and convey unto **Kenneth L. Martinson, an unmarried person, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in located in the Davidson County, Tennessee, and further described as follows:
A certain condominium apartment in Davidson County, TN, described as Unit 46 (also known as 305 Seven Springs Way, #302), 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. Martins Square at Seven Springs. Condominium apartment, recorded in Instrument No. 20060310-0028319 and Supplemented in Instrument No. 20061109-0139692, in the Register's Office for Davidson County, Tennessee, 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, 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 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 conveyance is made subject to: (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **305 Seven Springs Way, Unit 302, Brentwood, TN 37027**

* CORRECTED IN INSTRUMENT NO. 20080730-0077840 and AMENDED IN INSTRUMENT NO. 20090624-0058791

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **22nd** day of **March, 2013.**

St Martin Square, Inc.

By: _____
Mack H. McClung, It's President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mack H. McClung**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **President** of **St Martin Square, Inc.**, the within named bargainor, a Tennessee corporation, and that he as such **President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **President**.

Witness my hand and Official Seal this the **22nd** day of **March, 2013.**

_____
Notary Public

My Commission Expires: 12-03-13