BILL GARRETT, Davidson County
Trans:T20130065870 DEEDWARR
Recvd: 08/01/13 12:57 2 pgs
Fees:13.00 Taxes:906.50

20130801-0080264

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-13-305

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edward Schrecker (NAME)	**Same as New Owner** (NAME)	
305 Seven Springs Way 404 (ADDRESS)	(ADDRESS)	**160150D05200CO**
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **TIFFANY K. THURSTON, MARRIED AND CHARLES PAUL KUKILAKILA THURSTON, JR, MARRIED** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EDWARD SCHRECKER, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 52, PHASE II, ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20060310-0028319 AND SUPPLEMENTED IN INSTRUMENT NO. 20061109-0139692 AND AS AMENDED PURSUANT TO THE INSTRUMENT CORRECTED AT INSTRUMENT NO. 20080730-0077840 AND AS AMENDED BY AMENDMENT TO FIRST SUPPLEMENTARY RECORDED AT INSTRUMENT NO. 20090624-0058791, 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 THE SAME PROPERTY CONVEYED TO TIFFANY K. THURSTON, UNMARRIED AND CHARLES P. THURSTON, JR., MARRIED BY SPECIAL WARRANTY DEED FROM ST. MARTIN SQUARE, INC., A TENNESSEE CORPORATION, RECORDED ON THE 25TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080225-0017943, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID CHARLES P. THURSTON, JR. IS ONE AND THE SAME AS THE CHARLES PAUL KUKILAKILA THURSTON, JR. AS LISTED ON THE SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH OF RECORD IN INSTRUMENT NO. 20130801-0080263, **REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THE SAID TIFFANY K. THURSTON HAS SINCE MARRIED. THE ABOVE PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF TIFFANY K. THURSTON AND SPOUSE. THE ABOVE PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF CHARLES PAUL KUKILAKILA THURSTON, JR. AND SPOUSE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHR MATTERS SET FORTH ON THE PLAT OF ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS AS PHASE II OF RECORD IN INSTRUMENT NO. 20060222-0020470; DECLARATION OF COVENANTS, CONDTIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 200007130069415, INSTRUMENT NO. 200007130075531, INSTRUMENT NO. 200008180081931, INSTRUMENT NO. 20010803-0082967 AND INSTRUMENT NO. 20011024-0116171; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20060310-0028319 AMENDED IN INSTRUMENT NOS. 20061109-0139692 (PHASE II) INSTRUMENT NO. 20080730-0077840 AND 20090624-0058791; CHARTER OF RECORD IN INSTRUMENT NO. 20010726-0079648, INSTRUMENT NO. 20040520-0059668, INSTRUMENT NO. 20060217-0019487, INSTRUMENT NO. 20040816-0098712 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **305 Seven Springs Way 404 Brentwood, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 29th day of July, 2013.

Tiffany K. Thurston by John Gleaves, Attorney in Fact

Charles Paul Kukilakila Thurston by John Gleaves, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TIFFANY K. THURSTON AND CHARLES PAUL KUKILAKILA THURSTON and who acknowledged he executed the same as the free act and deed of the said TIFFANY K. THURSTON AND CHARLES PAUL KUKILAKILA THURSTON.

Witness my hand and official seal, this the 29th day of July, 2013.

Notary Public
My Commission Expires: 3/7/17

(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212