THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4664

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jackie L. Cones 307 Seven Springs Way, Unit 204 Brentwood, TN 37027	New Owner	160-15-D-61.00

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130070090 DEEDWARR
Recvd: 08/14/13 14:25 2 pgs
Fees:13.00 Taxes:950.90
20130814-0085506

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $257,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2013.

Notary Public

My Commission Expires: 6/15/14
(Affix Seal)

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

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 **Jackie L. Cones, unmarried ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

A certain condominium apartment located in the Davidson County, Tennessee, and further described as follows:
A certain condominium apartment located in Davidson County, Tennessee, described as Unit 61 (also known as 307 Seven Springs Way, #204), 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 Condominiums, record in Instrument No.20060310-0028319, as supplemented in Instrument No.20061109-0139692; as corrected in Instrument No.20080730-0077840; and as amended in Instrument No.20090624-0058791, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being part of the same property conveyed to St. Martin Square, Inc., a Tennessee Corporation by Quitclaim Deed from Vastland Development Partnership, a Tennesee general partnership comprised of Mack McClung and J.D. Eatherly, dated Otober 7, 2005, of record in Instrument No.20051020-012685, 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: **307 Seven Springs Way, Unit 204, Brentwood, TN 37027**

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 **31st** day of **July, 2013**.

St Martin Square, Inc.

By: _____
J. D. Eatherly, It's Secretary

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 **J. D. Eatherly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Secretary** of **St Martin Square, Inc.**, the within named bargainor, a Tennessee corporation, and that he as such **Secretary**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Secretary**.

Witness my hand and Official Seal this the **31st** day of **July, 2013**.

_____
Notary Public

My Commission Expires: 6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires June 1, 2015