Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Ryan Cain 309 Seven Springs Way, Unit 204 Brentwood, TN 37027	Same as New Owner	Map: 160-15-OD Parcel: 25.00 CO
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Roy Michael Cain** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Ryan M. Cain** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, subject to all matters as shown on Boundary Plat of Lot 1 St. Martin Square Subdivision of record in Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee; Master Deed and By-Laws establishing a Horizontal Property Regime of St. Martin Square at Seven Springs condominiums, Phase I, of record in Instrument No. 20060310-0028319, as amended in Instrument No. 20061109-0139692, corrected in Instrument No. 20080730-0077840 and further amended in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Instrument No. 20040816-0098712, Register's Office for Davidson County, Tennessee; Entrance Sign Easement of record in Instrument No. 20010803-0082968, Register's Office for Davidson County, Tennessee; Declaration of Covenants, conditions and restrictions as set forth in instrument of record in Instrument Nos. 20000713-0069415, 20000713-00075531, 200000818-0081931, 20010803-0082967 and 20011024-0116171, Register's Office for Davidson County, Tennessee; Charter for St. Martin Square Condo HOA of record in Instrument No. 20060217-0019487, 20040520-0059668, and 20010726-0079648, Register's Office for Davidson County, Tennessee; Taxes for the year 2014, which have been prorated and assumed by the Grantee

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumberedexcept as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 309 Seven Springs Way, Unit 204, Brentwood, TN 37027.

BILL GARRETT, Davidson County
Trans:T20140000851 DEEDWARR
Recvd: 01/06/14 10:31 3 pgs
Fees:18.00 Taxes:925.00
20140106-0001090

EXECUTED this 3rd day of January, 2014.

Roy Michael Cain

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Roy Michael Cain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of January, 2014.

(SEAL)

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
January 9, 2016

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of January, 2014.

NOTARY PUBLIC

My Commission Expires:

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 204, Phase 1, St. Martin Square at Seven Springs Condominiums as established in Master Deed of record in Instrument No. 20060310-0028319, Register's Office for Davidson County, Tennessee, together with a percentage interest in the common areas and/or elements appurtenant to said Unit as set forth in the Master Deed, Exhibit E-3, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Roy Michael Cain by deed from James P. Carroll, Jr., dated November 1, 2012 and recorded at Instrument No. 20121106-0102568, Register's Office for Davidson County, Tennessee.