WP14-0305	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00 Affiant Subscribed and sworn to before me, this 29th DAY OF May, 2014. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory C. Allison	SYNOVUS MORTGAGE CORP	
305 Seven Sprirgs Way #104 (ADDRESS)	2204 LAKESHORE DR, STE 305 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	BIRMINGHAM, AL 35209 (CITY) (STATE) (ZIP)	160-15D-040.00CO

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 JOAN W. MCMULLEN AND JOAN M. QUIRK, AS TRUSTEES OF THE REVOCABLE TRUST OF JOAN W. MCMULLEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREGORY C. ALLISON, AN UNMARRIED 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 40 also known as 305 Seven Springs Way, #104 on the Plan of St. Martin Square at Seven Springs, a Condominium, 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, corrected in Instrument No. 20080730-0077840 and further amended in Instrument No. 20090624-0058791, 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 Apartments contained in the Master Deed recorded in Instrument No. 20060310-0028319, as supplemented in Instrument No. 20061109-0139692, corrected in Instrument No. 20080730-0077840 and further amended in Instrument No. 20090624-0058791, and the By-Laws recorded in Book 4611, Page 682, as amended and restated in Instrument No. 19991230-0308948, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joan W. McMullen, an unmarried woman by Special Warranty Deed from Martin Square, Inc., a Tennessee Corporation, of record in Instrument No. 20100518-0038442, Register's Office for Davidson County, Tennessee, dated May 13, 2010 and recorded on May 18, 2010.

Being the same property conveyed to Joan W. McMullen and Joan M. Quirk, as Trustees of The Revocable Trust of Joan W. McMullen by Quitclaim Deed from Joan W. McMullen, an unmarried woman, of record in Instrument No. 20101222-0101644, Register's Office for Davidson County, Tennessee, dated December 21, 2010 and recorded on December 22, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat at Instrument No. 20060222-0020470, Plat at Instrument No. 20000713-0069320, Instrument Number 20060310-0028319 and supplemented in Instrument No. 20061109-0139692, as corrected in Instrument No. 20080730-0077840 and amended in Instrument No. 20090624-0058791, Instrument Number 20000713-0069415, amended in Instrument No. 20000731-0075531, Instrument No. 20000818-0081931, Instrument No. 20010803-0082967 and Instrument No. 20011024-0116171, Book 4611, Page 682, as amended and restated in Instrument No. 19991230-0308948, Instrument No. 20060217-0019487, Instrument No. 20040520-0059668, Instrument No. 20010726-0079648, Instrument No. 20040816-0098712, Instrument No. 20010803-0082968, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20140038457 DEEDWARR
Recvd: 06/02/14 15:29 2 pgs
Fees: 13.00 Taxes: 839.90
20140602-0047466

unimproved ( )

This is improved (X) property, known as 305 Seven Springs Way #104, 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 May, 2014.

Joan W. McMullen, Trustee

Joan M. Quirk, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of May, 2014, before me personally appeared Joan W. McMullen and Joan M. Quirk, as Trustees of The Revocable Trust of Joan W. McMullen to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th day of May, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959