WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

James F. Austin by Nicki Clark attny in fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

COUNTY OF WILLIAMSON

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 61288-22062

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marc Sierra	New Owner	160150D01500CO
(NAME)	(NAME)	
311 Seven Springs, Number 403		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James F. Austin, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marc Sierra and Mary Kay Sierra, husband and wife ,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 311 Seven Springs, Number 403, Brentwood, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 28th day of August, 2014.

James F. Austin

BILL GARRETT, Davidson County
Trans:T20140065790 DEEDWARR
Recvd: 09/04/14 11:33 3 pgs
Fees:18.00 Taxes:887.63
20140904-0080927

State of FLORIDA
County of COLLIER

Personally appeared before me James F. Austin, with whom I am personally acquainted, (or proved to me an the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of AUGUST, 2014

Valerie R Ciallini

Notary Public 10/27/14 VALERIE R. CIALLINI

My Commission Expires: 10/27/14

Valerie R. Ciallini
Notary Public, State of Florida
My Commission #EE23141
EXPIRES: OCTOBER 27, 2014
Bonded through CNA Surety

File No.: 2014-125

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 15, of St. Martin Square At Seven Springs Condominiums, Phase 1, as established under the Master Deed of record in Instrument 20060310-0028319, and as corrected in Instrument 20080730-0077840, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James F. Austin, a single man, by deed from St. Martin Square, Inc., a Tennessee corporation, dated 4/3/06, of record in Instrument 20060404-0038480, Register's Office for Davidson County, Tennessee.

All taxes for 2014 prorated and assumed by the Grantees and subsequent years, which are a lien not yet payable.
Subject to all matters as set out in Instr. No. 20060222-0020470, said Register's Office.
The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of St. Martin Square at Seven Springs Condominiums, Phase 1 of record in Instrument 20060310-0028319 First Supplement of record in Instrument 20061109-0139692, and as corrected in Instrument 20080730-0077840, as amended in Instrument 20090624-0058791, said Register's Office.
Declaration of Covenants, Conditions, and Restrictions as set out in Instrument No. 2000713-0069415, amended in Instrument No. 0000713-075531, 20000818-081931, 20010803-0082967, and 20011024-0116171 (Seven Springs, said Register's Office.
Charter of Seven Springs Brentwood Owners Association as set out in Instr. No. 20010726-0079648, said Register's Office.
Charter of Seven Springs Neighborhood Owners Association as set out in Instr. No. 20040520-0059668, said Register's Office.
Charter of ST Martin Square Condominium Owners Association as set out in Instr. No. 20060217-0019487, said Register's Office.
Subject to the assessment of homeowners association fees, if any.
Subject to Storm Water Detention, Public Utility, Pond and Sign Easements as set out in Instr. No. 20000713-0069320, said Register's Office.
Subject to Sign Easement as set out in Instr. No. 20010803-0082968, said Register's Office.
Subject to Storm Water Detention and Water Quality Device Agreement as set out in Instr. No. 20040816-0098712, said Register's Office.