Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1298

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan M. Cain, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Darren Magda and Lori Magda, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 25 (address designation #204), Phase I, 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 Ryan M. Cain by Warranty Deed from Roy Michael Cain, dated January 3, 2014, recorded as Instrument No. 20140106-0001090, Register's Office for Davidson County, Tennessee. The referenced Warranty Deed, and prior conveyances of record as Instrument Nos. 20121106-0102568, 20100521-0039376, and 20090826-0080359, RODC, inadvertently describe Unit No. 204 (the address designation listed for Unit No. 25 in the Master Deed). The correct description is Unit No. 25 (address designation #204). The Special Warranty Deed from St Martin Square, Inc., recorded as Instrument No. 20061002-0121335 correctly describes the property as Unit No. 25.

The property conveyed herein is subject to matters shown on the recorded plan, and to the referenced Master Deed, By-Laws, and applicable easements and restrictions of record, and Property Taxes for the current year.

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

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5 day of September, 2014.

Ryan M. Cain

BILL GARRETT, Davidson County
Trans:T20140067814 DEEDWARR
Recvd: 09/11/14 12:57 2 pgs
Fees:13.00 Taxes:980.50
20140911-0083352

State of Tennessee)
County of Davidson)

On this 5 day of September, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ryan M. Cain and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 265,000.00.

X _____
Affiant

Sworn and subscribed before me on this the 5 day of September, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Darren Magda	New Owner	160-15-D-25
309 Seven Springs Way #204		
Brentwood, TN 37027		