Davidson County DEEDWARR
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Fees:23.00 Taxes:1073.00
20141103-0101447

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32012-09-2014**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me this 3rd day of November, 2014. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John R. Howerton Shari L. Howerton 414 Club Circle Daniels, WV 25832	NEW OWNER	Map and Parcel No.: 160 150 D 01400 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicia Behary**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John R. Howerton and Shari L. Howerton, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 311 Seven Springs Way, Unit #402, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of November, 2014.

Nicia Behary

STATE OF TENNESSE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nicia Behary**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2014.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 14, together with the appurtenant interest in the common elements of St. Martin Square at Seven Springs Condominiums, Phase I, a horizontal property regime established by Master Deed, of record in instrument No. 20060310-0028319, supplemented in Instrument No. 20061109-0139692, corrected in Instrument No. 20080730-0077840, and amended in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E-2" to the aforementioned Master Deed, as corrected in Instrument No. 20080730-0077840.

Being the same property conveyed to Nicia Behary, an unmarried woman, by deed dated June 6, 2008, from St. Martin Square, Inc., a Tennessee corporation, of record in Instrument No. 20080617-0062230, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 160 150 D 01400 CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Seven Springs, of record in Instrument No. 20000713-0069415, Instrument No. 20000731-0075531, Instrument No. 20000818-0081931, Instrument No. 20010803-0082967 and Instrument No. 20011024-0116171, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Seven Springs Brentwood Owner's Association, Inc. of record in Instrument No. 20010726-0079648, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of St. Martin Square Condominium Owners Association, Inc. of record in Instrument No. 20060217-0019487, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for St. Martin Square at Seven Springs Condominiums, of record in Instrument No. 20060310-0028319, supplemented in Instrument No. 20061109-0139692, corrected in Instrument No. 20080730-0077840, and amended in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Plan of record as Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee.
8. Stormwater Detention and Water Quality Device Agreement recorded in Instrument No. 20040816-0098712, Register's Office for Davidson County, Tennessee.
9. Rights of tenants in possession pursuant to an unrecorded Tennessee Residential Lease Agreement dated September 30, 2014, between John and Shari Howerton and Nicia Behary.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

