(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150000879 DEEDWARR
Recvd: 01/06/15 08:31 3 pgs
Fees: 18.00 Taxes: 917.60
20150106-0001088

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $248,000.00

Pam S Houser
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF DECEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7274P DAVIS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Elizabeth Jo Davis Revocable Trust Agreement Dated March 16,2005	Same	160150D07200CO
307 Seven Springs Way #405		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LINDSEY OCHAB AND AARON PARRISH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ELIZABETH JO DAVIS, TRUSTEE OF THE ELIZABETH JO DAVIS REVOCABLE TRUST AGREEMENT DATED MARCH 16,2005

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 307 Seven Springs Way #405, 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(S), their heirs and/or 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/or 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 our hand on the 30th day of December, 2014.

Aaron Parrish by Jim R Vanderpool attny in fact
Aaron Parrish

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 30th day of December, 2014, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Aaron Parrish for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Aaron Parrish.

Witness my hand and official seal at Franklin, Tennessee

Notary Public Pam S Houser

My Commission Expires: _____

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

Witness hand on the 30th day of December, 2014.

Lindsey Ochab

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LINDSEY OCHAB, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 30th day of December, 2014.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

A condominium apartment unit located in Davidson County, Tennessee, being Unit No. 72 of the St. Martin Square at Seven Springs Condominiums, Phase II, as set out in the Master Deed of record in Instrument No. 20060310-0028319, as supplemented by the First Supplement to the Master Deed of record in Instrument No. 20061109-0139692; as amended pursuant to the Instrument of Correction of record in Instrument No. 20080730-0077840; and as amended by Amendment to the First Supplement to the Master Deed of record in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof. Together with a 1.389% interest in the common elements as provided for in said Master Deed. Being the same property conveyed to Patricia Chelle Hawn, single and Shawn Benson, single, by Special Warranty Deed from St Martin Square, Inc., a Tennessee corporation recorded on the 13th day of August, 2007 in Instrument No. 20070813-0096591 and further conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, recorded on the 5th day of March, 2012 in Instrument No. 20120305-0018831, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lindsey Ochab and Aaron Parrish aka James Aaron Parrish by Warranty Deed from Federal National Mortgage Association of Record in Instrument # 20120601-0047743, Registers Office for Davidson County Tennessee.

This instrument is being executed in behalf of Lindsey Ochab and Aaron Parrish pursuant to a power of attorney executed by the same on the 12/30/2015, and being filed for in Instrument # 20150106-0001087, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE II, as recorded in Boundary Plat recorded at Instrument No. 20060222-0020470 (Lot 1, St. Martin Square Subdivision) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20000713-0069415, 20000713-0075531, 20000818-0081931, 20010803-0082967 and 20011024-0116171 (Seven Springs) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Seven Springs Owners Association recorded in Instrument No. 20000713-0069415.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE I of record in Instrument No. 20060310-0028319 , as amended by instrument(s) of record in Instrument Nos. 20061109-0139692 (Phase II), 20080730-0077840 and 20090624-0058791; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

g. Charter of Seven Springs Brentwood Owners Association recorded at Instrument No. 20010726-0079648.

h. Charter of Seven Springs Neighborhood Association recorded at Instrument No. 20040520-0059668.

i. Charter of St. Martin Square Condominium Owners Association recorded at Instrument No. 20060217-0019487.

j. Stormwater Detention and Water Quality Device Agreement recorded at Instrument No. 20040816-0098712.