BILL GARRETT, Davidson County
Trans:T20150053755 DEEDQC
Recvd: 07/02/15 16:06 3 pgs
Fees:17.00 Taxes:0.00
20150702-0064531

4th

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Avalon at Seven Springs, General Partnership 1720 West End Avenue, Suite 600 Nashville, Tennessee 37203	A Part of Map 160, Parcel 046.00	Avalon at Seven Springs, General Partnership 1720 West End, Suite 600 Nashville, Tennessee 37203
This instrument prepared by: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ST. MARTIN SQUARE, INC.**, a Tennessee corporation (the "Grantor"), by these presents hereby remises, releases, and quitclaims to **AVALON AT SEVEN SPRINGS, GENERAL PARTNERSHIP,** a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property consisting of a condominium Unit located at 323 Seven Springs Way, Brentwood, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 30TH day of June, 2015.

Notary Public
My Commission Expires: 9/25/2018

ANN E. DEVOE SUL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires SEPT. 25, 2018

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 30th day of June, 2015.

GRANTOR:

ST. MARTIN SQUARE, INC.,
a Tennessee corporation

By: _____
Mack D. McClung, ~~its President~~ H.

By: _____
J.D. Eatherly, ~~its Secretary~~

STATE OF Tennessee
COUNTY OF Davidson

Before me, Bobbi J Bean, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mack H. McClung and J.D. Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of ST. MARTIN SQUARE, INC., the within named grantor, a Tennessee corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such officers.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 30th day of June, 2015.

_____
Notary Public

My Commission Expires:
7/2/18

BOBBI J BEAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

Exhibit A

Description of Property

A certain condominium located in Davidson County, Tennessee, being the one Unit of Avalon at Seven Springs, A Condomnium, a condominium development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium For Avalon At Seven Springs, A Condominium establishing Avalon at Seven Springs, A Condominium, of record in Instrument No. 20160702-0064530, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration.

Being a portion of the same property conveyed to St. Martin Square, Inc., a Tennessee corporation by deed of record in Instrument No. 200510200126805, Register's Office for Davidson County, Tennessee.

Together with appurtenant easements for ingress and egress established in the Declaration of Protective Covenants and Restrictions of record in Instrument No. 200007130069415, Register's Office for Davidson County, Tennessee and described as 30' Joint Ingress, Egress and Public Utility Easement and as Joint Ingress, Egress and Public Utility Easement in plats of record in Instrument No. 200012220125520 and in Instrument No. 201210300099518, Register's Office for Davidson County, Tennessee.