(2)

BILL GARRETT, Davidson County
Trans:T20150061124 DEEDWARR
Recvd: 07/27/15 08:59 2 pgs
Fees:13.00 Taxes:999.00
20150727-0073302

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2015.

Notary Public

My commission expires:_____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 3, 2016

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

BOX 10-A

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Judy K. Thurman	**New Owner**	**Map\Parcel: 160-15-0D-051.00-CO**
305 Seven Springs Way, #403		
Brentwood, TN 37027		

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

Robert J. Schultz, an unmarried man

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

Judy K. Thurman, an unmarried woman

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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No.51 of St. Martin Square at Seven Springs, a Condominium, a Horizontal Property Regime, located in Brentwood, Tennessee, as established and described in the Master Deed of St. Martin Square at Seven Springs, Condominium apartment, recorded in Instrument No, 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of St. Martin Square at Seven Springs, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, and By-Laws recorded in Book 4611, Page 682 as amended and restated in Instrument No. 19991230-0308948, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Robert J. Schultz, an unmarried man by Special Warranty deed from St. Martin Square, Inc., a Tennessee Corporation of record in Instrument No. 20100322-0021395 Register's Office for Davidson County, Tennessee, dated March 19, 2010 and recorded on March 22, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; all matters shown on the Plan of record in Plat Book 4460, Page 186, Instrument Number 20000713-0069320, Instrument Number 20000122-0125520 and Instrument Number 20060222-0020470; Master Deed establishing a Horizontal Property Regime of St. Martin Square at Seven Springs Condominiums of record in Instrument Number 20060310-0028319 and supplemented in Instrument No. 20061109-0139692 and amended pursuant to the Instrument Corrected at Instrument No. 20080730-0077840 and as amended by amendment to first supplementary recorded at

Instrument No. 20090624-0058791; Covenants, Conditions and Restrictions of record in Book 4611, Page 682, and Instrument Number 20000713-0069415 as amended in Instrument Number 20000731-0075531, Instrument Number 20000818-0081931, Instrument Number 20010803-0082967, as ratified in Instrument Number 20011024-0116171 and further amended in Instrument Number 20031107-0163683; By-Laws of St. Martin Square Association of record in Book 4611, Page 692, as amended and restated in Instrument 19991230-0308948;Charter of St. Martin Square Association of record in Book 4611, Page 674; Charter for St. Martin Square Homeowners of record in Instrument Number 20060217-0019487 and Instrument Number 20030610-0028319; Charter for Seven Springs Neighborhood HOA of record in Instrument Number 20040520-0059668; Charter for Seven Springs Brentwood HOA of record in Instrument Number 20010726-0079648; Stormwater Detention and Water Quality Device Agreement of record in Instrument Number 20040816-0098712; Declaration of Easement of record in Instrument Number 20010803-0082968, all RODC, TN. Subject to rights of others in and to the common areas and/or elements. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 305 Seven Springs Way, #403 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 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 hand this 24th day of July, 2015.

Robert J. Schultz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Robert J. Schultz the within named Grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2015.

Notary Public

My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 5015215
RECORD & RETURN TO:
Solomon Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064