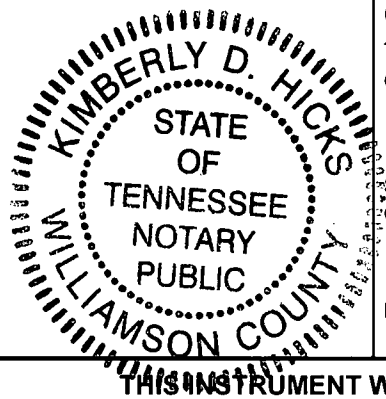
01288-30080

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~IS $245,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Medolla	NEW OWNER	160-15-0D-044.00-CO
(NAME)	(NAME)	
305 Seven Springs Way, 204		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ali K. Arab and Robyn D. Arab, husband and wife** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Medolla, a single man** , hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being a certain condominium apartment described as Unit No. 44, also known as 305 Seven Springs Way, #204, on the Plan of Phase II, St. Martin Square Condominiums (aka St. Martin Square at Seven Springs Condominiums), a Horizontal Property Regime, as established and described in Master Deed establishing St. Martin Square at Seven Springs Condominiums, of record in Instrument Number 20060310-0028319, and supplemented in Instrument Number 20061109-0139692, as corrected in Instrument Number 20080730-0077840, Covenants, conditions, easements and restrictions of record in Instrument No. 200007130069415, First Amendment to Declaration of record in Instrument No. 200007310075531, Second Amendment to Declaration of record Instrument No. 200008180081931, Third Amendment to Declaration of record in Instrument No. 20010803-0082967 and Ratification of Third Amendment to Declaration of record in Instrument No. 20011024-0116171, 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; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Ali K. Arab and Robyn D. Arab, husband and wife by Warranty Deed from Mark A. Stephens and Cindy Lou Stephens, husband and wife, dated 04/08/2014, recorded 04/10/2014 of record in Instrument No. 20140410-0029939, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160017257 DEEDWARR
Recvd: 03/02/16 13:40 3 pgs
Fees:18.00 Taxes:906.50



20160302-0020023

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
Covenants, conditions, easements and restrictions of record in Instrument No. 200007130069415, First Amendment to Declaration of record in Instrument No. 200007310075531, Second Amendment to Declaration of record Instrument No. 200008180081931, Third Amendment to Declaration of record in Instrument No. 20010803-0082967 and Ratification of Third Amendment to Declaration of record in Instrument No. 20011024-0116171, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Covenants, conditions, easements and restrictions of record in Instrument No. 20060310-0028319, First Supplement to the Master Deed of record in Instrument No. 20061109-0139692 and Instrument of Correction of record in Instrument No. 20080730-0077840, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Easement and Maintenance Agreement of record in Instrument No. 200008250084250, in the Register's Office for Davidson County, Tennessee.
Declaration of Easement of record in Instrument No. 20010803-0082968, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20050708-0078801, in the Register's Office for Davidson County, Tennessee.
General Warranty Deed with Easements of record in Instrument No. 200008030077278, in the Register's Office for Davidson County, Tennessee.
Stormwater Water Quality Agreement of record in Instrument No. 20050629-0074568, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention and Water Quality Device Agreement of record in Instrument No. 20040816-0098712,in the Register's Office for Davidson County, Tennessee.
Charter of Seven Springs Neighborhood Association, Inc., record in Instrument No. 20040520-0059668, in the Register's Office for Davidson County, Tennessee.
Charter of Seven Springs Brentwood Owners Association, Inc., of record in Instrument No. 20010726-0079648, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of record in Instrument No. 20031107-0163682, in the Register's Office for Davidson County, Tennessee.
Charter of St. Martin Square Condominium Owners Association, Inc., of record in Instrument No. 20060217-0019487, in the Register's Office for Davidson County, Tennessee.
Amended and Restated By-Laws of record in Instrument No. 199912300308948, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Instrument No. 20060222-0020470, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 305 Seven Springs Way, 204, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 29th day of February, 2016.

Ali K. Arab

Robyn D. Arab

State of Tennessee
County of Williamson

Personally appeared before me Ali K. Arab and Robyn D. Arab, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of February, 2016.

Notary Public
My Commission Expires: 8/6/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD P. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY