BILL GARRETT, Davidson County
Trans:T20160040344 DEEDWARR
Recvd: 05/13/16 15:48 3 pgs
Fees:18.00 Taxes:1295.00
20160513-0048142

FROM: Frances S. Sutton, Trustee of the Frances S. Sutton Revocable Trust

TO: Glenn R. Wilson

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Glenn R. Wilson 307 Seven Springs Way, #401 Brentwood, Tennessee 37027	(Same)	Map 160-15-D Parcel 68

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, M. Andrew Cornwell, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

M. Andrew Cornwell
Affiant

Subscribed and sworn to before me, this the 13th day of May, 2016.

CATHY C CORNWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Cathy C Cornwell
Notary Public
My Comm. Expires: January 26, 2019

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Frances S. Sutton, Trustee of the Frances S. Sutton Revocable Trust, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Glenn R. Wilson, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit 68, Phase I, St. Martin Square at Seven Springs Condominiums, as established under Master Deed of record as Instrument No. 20060310-0028319, supplemented at Instrument No. 20061109-0139692, as corrected by Instrument No. 20080730-0077840, and amended by Instrument No. 20090624-0058791, of record in Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Frances S. Sutton, Trustee of the Frances S. Sutton Revocable Trust, by deed from St. Martin Square, Inc., of record as Instrument No. 20070612-0070254, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2016 Metro Nashville Davidson County Taxes, which have been prorated.

2. All matters shown on the plans of record as Instrument Nos. 200007130069320 and 20060222-0020470, said Register's Office.

3. Declaration of Protective Covenants and Restrictions for Seven Springs, of record as Instrument No. 20000713-0069415, said Register's Office, as amended by Instrument Nos. 20000731-0075531, 20000818-0081931 and 20010803-0082967, said Register's Office, and ratified by Instrument No. 20011024-0116171, said Register's Office.

4. Master Deed for St. Martin Square at Seven Springs Condominiums, and the By-Laws appended thereto, of record as Instrument No. 20060310-0028319, said Register's Office, as supplemented by Instrument No. 20061109-0139692, said Register's Office, as corrected by Instrument of Correction, of record as Instrument No. 20080730-0077840, said Register's Office, and amended by Instrument No. 20090624-0058791, said Register's Office.

5. Stormwater Detention Agreement and Water Quality Device Agreement, of record as Instrument No. 20040816-0098712, said Register's Office.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record as Instrument No. 20150309-0019801, said Register's Office.

This is improved property known as 307 Seven Springs Way, #401, Brentwood, Tennessee 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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 13 day of May, 2016.

Frances S. Sutton, Trustee
Frances S. Sutton, Trustee of the Frances S. Sutton Revocable Trust

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 Frances S. Sutton, trustee of the Frances S. Sutton Revocable Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Franklin, Tennessee, this the 13th day of May, 2016.

Cathy C Cornwell
NOTARY PUBLIC

My Commission Expires: 1-26-2019

