WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/16 11:04 3 pgs
Fees:18.00 Taxes:980.32
20160705-0068298

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,950.00

Jennifer Maher
Affiant Jennifer Maher by her Attorney in Fact

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2016

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

MST 2016-0804

YVETTE YANN MELDRUM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura A. Kavanaugh	Same As New Owner	160 15 0D 052.00
(NAME) 305 Seven Springs Way	(NAME)	
(ADDRESS) Brentwood, TN37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Jennifer Maher, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura A. Kavanaugh,** 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 Condominium apartment in Davidson County, Tennessee, being Unit 52, Phase II, St. Martin Square at Seven Springs Condominiums, as established under Master Deed of record in Instrument 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 Supplement to Master Deed recorded at Instrument No. 20090624-0058791, in the Register's Office for 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 Jennifer Maher, by Warranty deed of Edward D. Schrecker, Trustee of the Edward D. Schrecker Revocable Living Trust, dated March 15, 2011, Edward D. Schrecker , of record in Instrument number 20141031-0100562, Register's Office of Davidson County, TN.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2016 tax a lien on 01/01/2016 but not yet due and payable. Subject to 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, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof

and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the 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, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the 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, Register's Office for Davidson County, Tennessee. By-Laws of St. Martin Square Association of record in Book 4611, Page 692, as amended and restated in Instrument 19991230-0308948, in the Register's Office for Davidson County, Tennessee. Charter of St. Martin Square Association of record in Book 4611, Page 674, in the Register's Office for Davidson County, Tennessee. Charter for St. Martin Square Homeowners of record in Instrument Number 20060217-0019487 and Instrument Number 20030610-0028319, in the Register's Office for Davidson County, Tennessee. Charter for Seven Springs Neighborhood HOA of record in Instrument Number 20040520-0059668, in the Register's Office for Davidson County, Tennessee. Charter for Seven Springs Brentwood HOA of record in Instrument Number 20010726-0079648, in the Register's Office for Davidson County, Tennessee. Stormwater Detention and Water Quality Device Agreement of record in Instrument Number 20040816-0098712, in the Register's Office for Davidson County, Tennessee. Declaration of Easement of record in Instrument Number 20010803-0082968, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 305 Seven Springs Way, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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/our hand(s) this 30th DAY OF Jun, 20 16

Jennifer Maher by Marjorie Maher her attorney in fact

Jennifer Maher by Marjorie Maher, her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Marjorie Maher, Attorney-in-Fact for Jennifer Maher, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Jennifer Maher, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 30th day of Jun, 2016.

Notary Public My Commission Expires: 7-5-16 (SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON