Bk# 29

WARRANTY DEED

Bill Garrett Davidson County
Batch# 35510 DEEDWARR
12/08/2017 02:01:54 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20171208-0125570

R-VRES-17-305-302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Gail Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/16/18
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gail Scott	New owner	
(NAME)	(NAME)	**160-15-0D-046.00-CO**
305 Seven Springs Way, #302		
(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 consideration, the receipt of which is hereby acknowledged, **KENNETH L. MARTINSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GAIL SCOTT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, TN, described as Unit 46 (also known as 305 Seven Springs Way, #302), on the Plan of ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE II, a Horizontal Property Regime, located in Brentwood, TN as established and described in the Master Deed of St. Martins Square at Seven Springs. Condominium apartment, recorded in Instrument No. 20060310-0028319 and Supplemented in Instrument No. 20061109-0139692 Corrected in Instrument No. 20080730-0077840 and amended in Instrument No. 20090624-0058791, in the Register's Of\u64257?ce for Davidson County, Tennessee, 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 Apartment 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. 199991230-0308948, in the Register' s Of\u64257?ce, 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 Kenneth L. Martinson, an unmarried person by Warranty deed from St. Martin Square, Inc., a Tennessee Corporation of record in Instrument No. 20130326-0029611 Register's Office for Davidson County, Tennessee, dated March 22, 2013 and recorded on March 26, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat at Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat at Instrument No. 20000713-0069320, Register's Office for Davidson County, Tennessee.
- 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, as corrected in Instrument No. 20080730-0077840 and amended in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20000713-0069415, amended in Instrument No. 20000731-0075531, Instrument No. 20000818-0081931, Instrument No. 20010803-0082967 and Instrument No. 20011024-0116171, Register's Office for Davidson County, Tennessee.
- Amended and Restated By-Laws of St. Martin Square Association, Inc. of record in Instrument Number 19991230-0308948, in the Register's Office for Davidson County, Tennessee.
- Charter of St. Martin Square Homeowners of record in Instrument Number 20060217-0019487, in the Register's Office for Davidson County, Tennessee.
- Charter of 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 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **305 Seven Springs Way, #302, 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(S), their heirs and 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 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 the 6th DAY OF DECEMBER, 2017.

Kenneth L. Martinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH L. MARTINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of December, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

~~**RETURN TO**~~:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212