Bill Garrett Davidson County
Batch# 39887 DEEDWARR
12/20/2017 11:24:05 AM 2 pgs
Fees: $13.00 Taxes: $1,020.83
20171220-0129580

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,900.00

Katherine A. Sandell
Affiant

Subscribed and sworn to before me, this 19th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Paul H. Taylor, Trustee 8325 Alamo Road Brentwood, TN 37027	NEW OWNER	160-15-0D048.00-CO

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, I/we, **Katherine A. Sandell, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Paul H. Taylor, Trustee and Janette M. Taylor, Trustee of The Taylor Family Trust**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 48 on the Plan 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. 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 Office 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. 19991230-0308948, in the 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 Katherine A. Sandell by Special Warranty deed from St Martin Square, Inc., a Tennessee Corporation, of record in Instrument No. 20080730-0078067, Register's Office for Davidson County, Tennessee, dated July 28, 2008 and recorded on July 30, 2008.

Being also known as 305 Seven Springs Way Apt 304 Brentwood, Tennessee 37027.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 305 Seven Springs Way, Apt 304, 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 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 hand this 19th day of December, 2017.

Katherine A. Sandell

Katherine A. Sandell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Katherine A. Sandell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 19th day of December, 2017.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee
Notary Public
Williamson County