Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Bill Garrett Davidson County
Batch# 40790 DEEDWARR
12/22/2017 10:29:46 AM 2 pgs
Fees: $13.00 Taxes: $1,045.25

20171222-0130538

R-VRES-17-307

CHAD L. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
Bala P. Krishnasarma and Sasikala B. Krishnasarma **Rajeev Krishnasarma**	Same: 5626 Cottonport Dr.	
(NAME) **307 Seven Springs Way, #202**	(NAME) Brentwood, TN, 37027	**160-15-0D-059.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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 **BALA P. KRISHNASARMA AND SASIKALA B. KRISHNASARMA, HUSBAND AND WIFE AND RAJEEV KRISHNASARMA,** 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, Tennessee, described as Unit 59 (also known as 307 Seven Springs Way, #202), on the Plan of ST. Martin Square At Seven Springs Condominiums, Phase II, a Horizontal Property Regime, located in Brentwood, Tennessee as established and described in the Master Deed of St. Martin Square at Seven Springs Condominiums, recorded in Instrument No. 20060310-0028319, as supplemented in Instrument No. 20061109-0139692; as corrected in Instrument No. 20080730-0077840; and as amended in Instrument No. 20090624-0058791, in the Register' s Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Kenneth L. Martinson, unmarried by Warranty Deed from St. Martin Square, Inc., a Tennessee Corporation of record in Instrument No. 20130501-0043825 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on May 01, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record as Instrument Number 20060222-0020470, Register's Office of 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 amended in Instrument Number 20061109-0139692, Instrument Number 20080730-0077840 and Instrument Number 20090624-0058791, Register's Office for Davidson County, Tennessee.
- Declaration of Protective Covenants and Restrictions for Seven Springs with By-Laws appended thereto, of record in Instrument Number 20000713-0069415, amended in Instrument Number 20000731-0075531, Instrument Number 20000818-0081931, Instrument Number 20010803-0082967 and Instrument Number 20011024-0116171, 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 agreement of record in Instrument Number 20040816-0098712, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20000713-0069320, Register's Office of Davidson County, Tennessee.
- Declaration of Easement in Instrument 20010803-0082968, Register's Office for Davidson County, Tennessee.

- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150309-0019801, 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: **307 Seven Springs Way, #202, 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 15th 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 15th 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:
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