Bill Garrett Davidson County
Batch# 53938 DEEDWARR
02/01/2018 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.17
20180201-0010515

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $313,020.00.

Ann Marie Angel
Affiant

Subscribed and sworn to me on January 31, 2018.

NOTARY PUBLIC

My Commission Expires: 7-26-2021

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31302

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charles Lewis McGuire Emily A. McGuire 309 Seven Springs Way Unit 204 Brentwood, TN 37027	Charles Lewis McGuire 30 Burton Hills Blvd Suite 400 Nashville, TN 37215	-160-15-0D-025.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ali K. Arab and Robyn D. Arab, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Charles Lewis McGuire, an unmarried and Emily A. McGuire, unmarried woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 25 (address designation #204), Phase I, St. Martin Square at Seven Springs Condominiums as established by Master Deed of record in Instrument No. 20060310-0028319, as amended of record in Instrument No. 20061109-0139692, as corrected in Instrument No. 20080730-0077840, Register's Office for Davidson County, Tennessee, together with a percentage interest in the common areas and/or elements appurtenant to said Unit as set forth in the Master Deed, Exhibit E-3, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Darren Magda and Lori Magda, husband and wife by Warranty deed from Ryan M. Cain, unmarried of record in Instrument No. 20140911-0083352 Register's Office for Davidson County, Tennessee, dated September 5, 2014 and recorded on September 11, 2014. (Value of consideration shown in aforementioned deed $265,000.00.).

Being the same property conveyed to Ali K. Arab and Robyn D. Arab, husband and wife by Warranty deed from Darren Magda and Lori Magda, husband and wife of record in Instrument No. 20160302-0020018 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 02, 2016. (Value of consideration shown in aforementioned deed $296,000.00.) Being also known as 309 Seven Springs Way Unit 204 Brentwood, Tennessee 37027.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters shown on the Plan of record in Book 4460, page 186, Instrument No. 20000713-0069320 and Instrument No. 20000122-0125520, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee.
4. 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, supplemented in Instrument No. 20061109-0139692 , corrected in Instrument No. 20080730-0077840 and further amended in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee.
5. 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 No. 20000713-0069415 as amended in Instrument No. 20000731-0075531, Instrument No. 20000818-0081931, Instrument No. 20010803-0082967 as ratified in Instrument No. 200110240-116171 and further amended in Instrument No. 200311070-163683, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
6. 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.
7. Charter of St. Martin Square Association of record in Book 4611, Page 674, in the Register's Office for Davidson County, Tennessee.
8. 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.
9. Charter for Seven Springs Neighborhood HOA of record in Instrument Number 20040520-0059668, in the Register's Office for Davidson County, Tennessee.
10. Charter for Seven Springs Brentwood HOA of record in Instrument Number 20010726-0079648, in the Register's Office for Davidson County, Tennessee.
11. Declaration of Easement of record in Instrument Number 200108030-082968, in the Register's Office for Davidson County, Tennessee.
12. Stormwater Detention and Water Quality Device Agreement of record in Instrument Number 200408160-098712, in the Register's Office for Davidson County, Tennessee.
13. 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.
14. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 309 Seven Springs Way Unit 204, Brentwood, TN 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands this 31st day of January, 2018.

Ali K. Arab

Robyn D. Arab

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 31, 2018, before me personally appeared Ali K. Arab and Robyn D. Arab to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 31, 2018.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

ANDREA FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

True Copy Certification

I, Penny Y. Ray, 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

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 2/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-06-2019