WARRANTY DEED

Bill Garrett Davidson County
Batch# 106963 **DEEDWARR**
06/20/2018 03:41:25 PM 2 pgs
Fees: $13.00 Taxes: $1,245.05

20180620-0059663

W-BR-18-305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Hasson Revocable Living Trust, dated September 16, 1996	new owner	
(NAME)	(NAME)	**160-15-0D-041.00-CO**
305 Seven Springs Way #201		
(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, **RONALD RICE AND PAMELA G. RICE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES K. HASSON, JR. OR JANET S. HASSON, TRUSTEES OF THE HASSON REVOCABLE LIVING TRUST, DATED SEPTEMBER 16, 1996,** 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:

Land in Davidson County, Tennessee, being Unit No. 41, on the plan of St. Martin Square at Seven Springs Condominiums, Phase II, filed as Exhibit "E-2" to and established by the Master Deed of record in Instrument No. 20060310-0028319, as supplemented and amended by Instrument No. 20061109-0139692, Instrument No. 20080730-0077840, and Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Gregory Zakers and wife, Aleema Sabur by Warranty Deed from Brandon C. Grass, married and Dennis C. Grass, unmarried, as joint tenants with rights of survivorship of record in Instrument No. 20141020-0096351, Register's Office for Davidson County, Tennessee, dated October 03, 2014 and recorded on October 20, 2014. (Value of consideration shown in aforementioned deed $285,000.00.)

Being the same property conveyed to Ronald Rice and Pamela G. Rice, husband and wife by Warranty Deed from Gregory Zakers and wife, Aleema Sabur of record in Instrument No. 20161123-0123569, Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 23, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- 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.
- 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.
- Covenants, Conditions and Restrictions of record in Book 4611, Page 682 and Instrument No. 200007130-069415 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.
- By-Laws of record in Book 4611, Page 682, amended and restated in Instrument 19991230-0308948, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 4611, Page 674, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easement of record in Instrument Number 200108030-082968, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention and Water Quality Device Agreement of record in Instrument Number

200408160-098712, in the Register's Office for Davidson County, Tennessee.
- Charter of Seven Springs Neighborhood Association, Inc. of record in Instrument No. 20040520-0059668, Instrument No. 20010726-0079648 and Instrument No. 20060217-0019487, 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 #201, 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 18th DAY OF JUNE, 2018.

Ronald Rice

Pamela G. Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD RICE, 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 18th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA G. RICE, 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 18th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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