Bill Garrett Davidson County
Batch# 109454 DEEDWARR
06/27/2018 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20180627-0061888

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/27/2021

(AFFIX SEAL)

DANA WARSOP NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

O-KW-18-305

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)
Ann Kim	Mortgage Investors Group	
(NAME)	(NAME)	
305 Seven Springs Way #303	8320 E. Walker Springs Ln. #200	**160-15-0D-047.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Knoxville, TN 37923	
(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, **ST. MARTIN SQUARE INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANN KIM, AN UNMARRIED WOMAN,** 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 No. 47 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 a portion of the same property conveyed to St Martin Square, Inc., a Tennessee corporation by Quitclaim deed from Vastland Development Partnership, a Tennessee general partnership comprised of Mack McClung and J.D. Eatherly of record in Instrument No. 20051020-0126805 Register's Office for Davidson County, Tennessee, dated October 07, 2005 and recorded on October 20, 2005.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20000713-0069320, Register's Office for Davidson County, Tennessee;
- 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 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;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the 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;
• 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;
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
• Subject to rights of others in and to the common areas and/or elements;
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **305 Seven Springs Way #303, 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 22nd DAY OF JUNE, 2018.

St. Martin Square Inc., a Tennessee corporation

BY:_____
John Gleaves
Authorized Agent

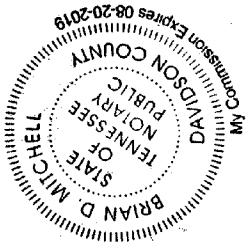
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of ST. MARTIN SQUARE INC., A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 22nd of June, 2018.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)



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

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288 43887

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

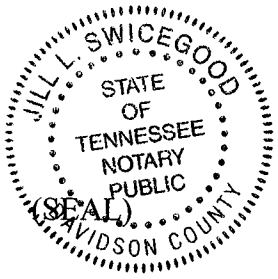
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: Sept 10, 2018

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