Bill Garrett Davidson County
Batch# 119151 DEEDWARR
07/23/2018 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20180723-0071361

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180716928** JOHN V. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires September 30, 2019	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Kimberly Beard Affiant Subscribed and sworn to before me, this 19th day of July, 2018. Notary Public My Commission Expires: 9-30-2019

WARRANTY DEED

Address New Owner: Kyle Burke and Brittany Sisko 311 Seven Springs Way 203 Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160150D00700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gaylen V. Hassman, married, having a 50% undivided interest and Adam Anders and Nikki Hassman Anders, Trustees of the Adam and Nikki Anders Family Trust, dated March 11, 2010, having a 50% undivided interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to**Kyle Burke and Brittany Sisko, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly describedas follows:

Land in Davidson County, Tennessee, being Unit 7, St. Martin Square at Seven Springs, Phase I Condominiums recorded at Instrument No. 20060222-0020470 as established under Master Deed of record in Instrument No. 20060310-0028319, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed by Corporate Special Warranty Deed from St. Martin Square, Inc., a Tennessee corporation to Adam Einar Anders, a married person and Gaylen G. Hassman, a married person, as recorded on the 26th day of July, 2006 in Instrument No. 20060726-0089790 and Quitclaim Deed from Adam Einar Anders, having a 50% undivided interest to Adam Anders and Nikki Hassman Anders, Trustees of the Adam and Nikki Anders Family Trust U/D/T dated March 11, 2010as recorded on the 17th day of September, 2013 in Instrument No. 20130917-0097874, in the Registerâ€™s Office of Davidson County, Tennessee.

Gaylen B. Hassman and Gaylen V. Hassman are one in the same.

Said property was never primary maritalresidence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ST. MARTIN SQUARE AT SEVEN SPRINGS, PHASE II, as recorded in Boundary Plat recorded at Instrument No. 20060222-0020470 (Lot 1, St. Martin Square Subdivision).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SEVEN SPRINGS SUBDIVISION, as recorded in Instrument No. 200007130069320.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20000713006941 5, 20000713007553 1, 20000818008193 1, 20010803-0082967 and 20011024-0116171 (Seven Springs).

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Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE I of record in Instrument No. 20060310-0028319 , as amended by instrument(s) of record in Instrument Nos. 20061109-0139692 (Phase II), 20080730-0077840 and 20090624-0058791; also subject to easements, rights and interests 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 building thereon.

Charter of Seven Springs Brentwood Owners Association recorded at Instrument No. 20010726-0079648.

Charter of Seven Springs Neighborhood Association recorded at Instrument No. 20040520-0059668.

Charter of St. Martin Square Condominium Owners Association recorded at Instrument No. 20060217-0019487.

Stormwater Detention and Water Quality Device Agreement recorded at Instrument No. 20040816-0098712.

This is improved property located at 311 Seven Springs Way 203 Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2018.

Gaylen V. Hassman, Individually AKA Gaylen G. Hassman

The Adam and Nikki Anders Family Trust dated March, 11, 2010

By: Gaylen V. Hassman, Successor Trustee
Gaylen V. Hassman, Successor Trustee

STATE OF Iowa
COUNTY OF Bremer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gaylen V. Hassman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2018.

Notary Public

LEANN AUKES
Commission Number 191815
My Commission Expires
August 06, 2021

STATE OF Iowa
COUNTY OF Bremer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gaylen V. Hassman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the successor trustee of the Adam and Nikki Anders Family Trust, dated March 11, 2010, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 19th day of July, 2018.

Notary Public

LEANN AUKES
Commission Number 191815
My Commission Expires
August 06, 2021

True Copy Certification

I, John W. Bishop, 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.

J. W. Bishop
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kimberly Beard a notary public for this county and state, John W Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly Beard
Notary's Signature

My Commission Expires: 10-7-19
Notary' Seal (if on paper)

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019