WARRANTY DEED

Karen Johnson Davidson County
Batch# 191691 **DEEDWARR**
02/05/2019 09:16:07 AM 2 pgs
Fees: $13.00 Taxes: $1,143.30

20190205-0010755

O-BHP-19-311-202

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(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)
Shane Lloyd Maggs	**Better Mortgage Corporation C/O LoanCare**	
(NAME) **311 Seven Springs Way Apt 202**	(NAME) **P. O. Box 202049**	**160-15-0-D-006.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Florence, SC 29502-2049**	
(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 **SHANE LLOYD MAGGS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit 6, Phase I, St. Martin Square at Seven Springs Condominiums, as established under Master Deed of record in Instrument 20060310-0028319, amended at Instrument No. 20061109-0139692, corrected at Instrument No. 20080730-0077840, amended at Instrument No. 20090624-0058791 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 the same property conveyed to Sandra G. Cantrell by Successor Trustee's deed from J. David Wicker, as the successor Trustee and not Individually ("Trustee") of record in Instrument No. 20120807-0070355 Register's Office for Davidson County, Tennessee, dated August 03, 2012 and recorded on August 07, 2012. (Value of consideration shown in aforementioned deed $225,000.00.)

Being the same property conveyed to St. Martin Square, Inc., a Tennessee Corporation by Quitclaim deed from Sandra G. Cantrell of record in Instrument No. 20120807-0070356 Register's Office for Davidson County, Tennessee, dated August 06, 2012 and recorded on August 07, 2012. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 311 Seven Springs Way Apt 202 Brentwood, Tennessee 37027.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable;
- All matters shown on the Plan of record in Book 4460, page 186, Instrument No. 20000713-0069320 and Instrument No. 20000122-0125520 and Instrument No. 20060222-0020470, 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, 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;
- 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;
• 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;
• Charter of St. Martin Square Association of record in Book 4611, Page 674, in the 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;
• 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;
• 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: **311 Seven Springs Way Apt 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 30th DAY OF JANUARY, 2019.

St. Martin Square, Inc., a Tennessee Corporation

BY: _____
Mack McClung
President

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, the undersigned Notary Public, personally appeared MACK MCCLUNG, 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 PRESIDENT 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 PRESIDENT.

Witness my hand and official seal, this the 30th of January, 2019.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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