THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190922597** Karen Johnson Davidson County Batch# 293153 DEEDWARR 09/30/2019 12:45:55 PM 2 pgs Fees: $13.00 Taxes: $1,402.30 20190930-0099298	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $379,000.00. Affiant Subscribed and sworn to before me, this 24th day of September, 2019. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 13, 2022

WARRANTY DEED

Address New Owner: Kristy J. Sinkfield and Willie A. Sinkfield 305 Seven Springs Way 401 Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-15-0D-049.00-CO

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, **Nancy Josephine Kjelman-Ryles, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristy J. Sinkfield and Willie A. Sinkfield, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 49, on the plan of St. Martin Square at Seven Springs Condominiums, Phase II, 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 Vernon Barton Ryles Jr. and wife, Nancy Josephine Kjelman-Ryles by Warranty deed from St Martin Square, Inc., a Tennessee Corporation of record in Instrument No. 20071002-0117469 Register's Office for Davidson County, Tennessee, dated September 28, 2007 and recorded on October 02, 2007.

Vernon Barton Ryles Jr having since died on August 7, 2013 in Davidson County, Tennessee.

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.

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, 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. 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, 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.

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.

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.

This is improved property located at 305 Seven Springs Way 401 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 24th day of September, 2019.

Nancy Josephine Kjelman-Ryles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy Josephine Kjelman-Ryles, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2019.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY