WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 7/8/20
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 427054 DEEDWARR
06/26/2020 11:13:46 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20200626-0069327

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Edward S. Wilkins and Rita K Wilkins, Trustees of the Edward Scott Wilkins and Rita Kay Wilkins Revocable Trust Agreement dated June 15, 2012 and any amendments thereto	Edward S. Wilkins and Rita K Wilkins, Trustees of the Edward Scott Wilkins and Rita Kay Wilkins Revocable Trust Agreement dated June 15, 2012 and any amendments thereto	160 15 0D 045.00
(NAME) 305 Seven Springs Way	(NAME) 9203 Solkirk Ct	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kari Brandon, an unmarried woman and Dennis Brandon, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Edward S. Wilkins and Rita K Wilkins, Trustees of the Edward Scott Wilkins and Rita Kay Wilkins Revocable Trust Agreement dated June 15, 2012 and any amendments thereto**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 45, on the Plan of ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE II, as established under Master Deed of record in Instrument No. 20060310-0028319 and Supplemented in Instrument No. 20061109-0139692, as amended pursuant to the Instrument of Correction of record in Instrument No. 20080730-0077840; and as Amendment to the First Supplement to the Master Deed of record in 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 Kari Brandon, an unmarried woman, Dennis Brandon, a married man, by Special Warranty Deed from St Martin Square, Inc., a Tennessee Corporation, of record in Instrument No. 20081103-0109424, in the Register's Office of Davidson County, Tennessee, dated October 31, 2008 and recorded on November 03, 2008.

File Number: FRN-2007224SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BH-20-305

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 305 Seven Springs Way, #301, Brentwood, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 16 day of June, 2020

Kari Brandon

Dennis Brandon

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kari Brandon, an unmarried woman and Dennis Brandon, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

File Number: FRN-2007224SSO