SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 449590 **DEEDWARRSP**
08/04/2020 01:42:49 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20200804-0086238

O-KW-20-309-203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2020.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Lauren Alyssa Cummings	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**160-15-0D-024.00-CO**
309 Seven Springs Way #203	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Indian Land, SC 29707**	
(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 **LAUREN ALYSSA CUMMINGS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** (DAVIDSON) COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 203 a/k/a Unit 24 of St. Martin Square at Seven Springs Condominium, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing St. Martin Square at Seven Springs Condominiums, of record in Instrument Number 20060310-0028319, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By- Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to St. Martin Square, Inc., a Tennessee Corporation by Warranty deed from Katherine Cayce Ross, nka Katherine Booker, a married woman of record in Instrument No. 20150611-0055511 Register's Office for Williamson County, Tennessee, dated June 09, 2015 and recorded on June 11, 2015.

This conveyance is subject to:
- Taxes for the year 2020, 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, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at 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 Williamson 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 Williamson 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 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 Williamson County, Tennessee.
- Stormwater Detention and Water Quality Device Agreement of record in Instrument Number 200408160-098712, in the Register's Office for Williamson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20150309-0019801, in the Register's Office for Williamson County, Tennessee.
- 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: **309 Seven Springs Way #203, 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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 16th DAY OF JULY, 2020.

St. Martin Square, Inc., a Tennessee Corporation

BY: _____
Mack H. McClung
President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared MACK H. 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 16th of July, 2020.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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