Karen Johnson Davidson County
Batch# 462913 DEEDWARR
08/24/2020 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20200824-0095664

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $287,000.00 Affiant Subscribed and sworn to before me, this 24th day of August, 2020. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James K. Morton, Jr.	**New Owner**	**160-15-0D-016.00-CO**
311 Seven Springs Way, No. 404		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Lisa B. Johnson formerly known as Lisa M. Bailey, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James K. Morton, Jr., an umarried man

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 16 on the Plan of St. Martin Square at Seven Springs Condominiums, Phase I, as established in the Master Deed of record in Instrument No. 20060310-0028319, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa M. Bailey, a single woman, by Corporate Special Warranty Deed, from St. Martin Square, Inc., a Tennessee Corporation, dated April 14, 2006, of record in Instrument No. 20060417-0043172, Register's Office for Davidson County, Tennessee. Lisa M. Bailey having since married and is now known as Lisa B. Johnson.

This property has been used for investment purposes and has never been the marital residence of the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20000713-0069415, amended in Instrument No. 20000731-0075531, Instrument No. 20000818-0081931, Instrument No. 20010803-0082967, ratified in Instrument No. 20011024-0116171, Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20060310-0028319, supplemented in Instrument No. 20061109-0139692, corrected in Instrument No. 20080730-0077840 and amended in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee.
Charter of St. Martin Square Homeowners of record in Instrument No. 20060217-0019487, in the Register's Office for Davidson County, Tennessee.
Charter of Seven Springs Neighborhood Homeowner's Association of record in Instrument No. 20040520-0059668, in the Register's Office for Davidson County, Tennessee.
Charter of Seven Springs Brentwood Homeowner's Association of record in Instrument No. 20010726-0079648, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20040816-0098712, in the Register's Office for Davidson County, Tennessee.

Right and Easements of adjoining landowners in and to any party wall(s) located on parcel.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 311 Seven Springs Way, No. 404, 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 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 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 my/our hand(s) this 24th day of August, 2020

Lisa B. Johnson by Richard C. Bailey her attorney in fact
Lisa B. Johnson by Richard C. Bailey, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Richard C. Bailey,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Lisa B. Johnson for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Lisa B. Johnson, and is authorized by Lisa B. Johnson to execute this instrument on her behalf.

Witness my hand, at office, this 24th day of August, 2020.

A. Scott Hubbard
Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **20-183**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Russell J. McCann, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021