WARRANTY DEED

Karen Johnson Davidson County
Batch# 946472 DEEDWARR
12/01/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20221201-0125824

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2022

Notary Public

MY COMMISSION EXPIRES: 4-13-2025

(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven C. Richmond	Steven C. Richmond	160-15-0-D-027.00-000
(NAME)	(NAME)	
309 Seven Springs Way, Unit 301	309 Seven Springs Way, Unit 301	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Catherine Robichaux Stallworth, Curatrix for Philip A. Robichaux, III,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven C. Richmond and Cynthia A. Richmond, husband and wife,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 27 of St. Martin Square at Seven Springs Condominiums, 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, Phase I of record in Instrument Number 20060310-0028319, and supplemented in Instrument Number 20061109-0139692, as corrected in Instrument Number 20080730-0077840 and amended Instrument Number 20090624-0058791, 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 that was conveyed to Catherine Robichaux Stallworth, Curatrix for Philip A. Robichaux, III, (State of Louisiana, Parish of LaFourche, 17th Judicial District Court, Probate No. 11989), by Warranty Deed from H. Charles Barcus, Jr. and wife, Ann H. Barcus, dated September 15, 2010, of record in Instrument No. 20100921-0074950, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 309 Seven Springs Way, Unit 301, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Master Deed establishing a Horizontal Property Regime of St. Martin Square at Seven Springs Condominiums, of record in Instrument No. 20060310-0028319, as corrected in Instrument No. 20080730-0077840, as supplemented in Instrument No. 20061109-0139692, amended in Instrument No. 20090624-0058791; Restrictions of record in Instrument No. 20000713-0075531, Instrument No. 20000818-0081931, Instrument No. 20010803-0082967 and Instrument No. 20011024-0116171; Articles of Incorporation/Charter of record in Instrument No. 20010726-0079648; Instrument No. 20040520-0059668 and Instrument No. 20060217-0019487; Stormwater Detention Agreement of record in Instrument No. 20040816-0098712; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 29th day of November, 2022.

Catherine Robichaux Stallworth, Curatrix

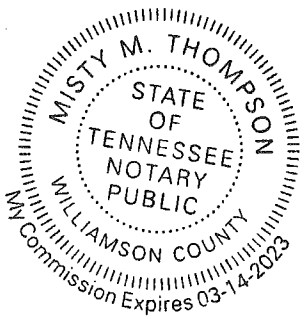
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Catherine Robichaux Stallworth, Curatrix, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of November, 2022.

Notary Public
My Commission Expires: _____

File No.: 36990



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 29, 2022.

Signature
November 29, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 29, 2022

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025