THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12061191** WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $165,000.00. Kendra Roberts Affiant Subscribed and sworn to before me, this31st day of July, 2012. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20120056848 DEEDWARR
Recvd: 08/02/12 08:23 2 pgs
Fees:13.00 Taxes:610.50
20120802-0068205

WARRANTY DEED

Address New Owner: Kendra A. Roberts 1358 Crown Point Place Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-06-0A-196.00CO

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, **Antonio Rodriguez, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kendra A. Roberts, unmarried** ("Grantees"), her 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 196 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to Instrument No. 20080709-0070601, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Deed from Centex Homes, a Nevada general partnership to Alaina Bean and Antonio Rodriguez, both unmarried, as joint tenants with rights of survivorship as recorded on the 24th day of November, 2010 in Instrument No. 20101124-0094215 and part of Warranty Deed from Gertrude Tibbs Ezell, an unmarried person to Centex Homes, a Nevada general partnership as recorded on the 2nd day of February, 2007 in Instrument No. 20070202-0014134, in the Register's Office of Davidson County, Tennessee. Being further conveyed to Antonio Rodriguez by Quitclaim Deed of record in Instrument No 20120802-0068205, in the Register's Office for 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.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKHILL TOWNHOMES, PHASE 3, LOT 3, as recorded in Instrument No. 20070614-0071397 (Exhibit "A-1").

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument No. 20070614-0071397, supplemented at Instrument No. 20080709-0070601.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument Nos. 20070205-0014422 and 20070404-0040188.

Deed to Homeowners Association for open space recorded at Instrument No. 20080909-0092190.

This is improved property located at 1358 Crown Point Place Nashville TN 37211.

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 31st day of July, 2012.

Antonio Rodriguez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Antonio Rodriguez, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014