THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061191** BILL GARRETT, Davidson County Trans:T20140057960 DEEDWARR Recvd: 08/07/14 15:06 2 pgs Fees:13.00 Taxes:721.50 20140807-0071324	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this 6th day of August, 2014. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Jennifer L. Fleming 1305 Crown Point Pl Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161060A15500CO

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, **Amanda Thompson, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer L. Fleming, a single woman,** ("Grantees"), its 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 No. 155 of the Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record as Instrument No. 20080709-0070601, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Amanda Thompson, a single woman by Deed from Centex Homes, a Nevada general partnership, recorded on the 23rd day of May, 2012 in Instrument No. 20120523-0044619, in the Register's Office of Davidson County, Tennessee.

This property was never the marital residence of Amanda Thompson.

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 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL TOWN HOMES, PHASE 3, LOT 3, as recorded in Instrument No. 20080605-0058042.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument Nos. 20070614-0071397, 20080325-0030014 and 20080709-0070601.

Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20080909-0092190.

Stormwater Detention Agreements recorded at Instrument Nos. 20070205-0014422 and 20070404-0040188.

This is improved property located at 1305 Crown Point Pl 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 6th day of August, 2014.

Amanda Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 6th day of August, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014