THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15054192

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,500.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2015.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans: T20150059185 DEEDWARR
Recvd: 07/21/15 08:39 2 pgs
Fees: 13.00 Taxes: 741.85
20150721-0071091

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan Bosworth 1332 Crown Point Place Nashville TN 37211-6658	New Owner	Tax Parcel ID No. 161060A18300CO

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, **Stephanie Otto, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Bosworth, single woman** ("Grantee"), 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 183 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, TN County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephanie E. Otto, a single woman by Warranty Deed from Centex Homes, a Nevada general partnership, recorded on the 8th day of December, 2011 in Instrument No. 20111208-0095763, in the Register's Office of Davidson County, Tennessee. Purchase price for his conveyance was $168,139.00.

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 2015 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 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 1332 Crown Point Place Nashville TN 37211-6658

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 17th day of July, 2015.

Stephanie Otto

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Otto, 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 17th day of July, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018