THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095488**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,870.00. Sarah K Fleming Affiant Subscribed and sworn to before me, this 29th day of October, 2015. Notary Public My Commission Expires:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2019

WARRANTY DEED

Address New Owner: Sarah K. Fleming 3913 WESTMONT AVE Nashville TN 37215-1064	Send Tax Bills To: Farmington Mortgage, a Division of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 11604020000

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, **Jennifer Sue Rothrock, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah K. Fleming, an unmarried 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 Lot No. 3A on the Plan of Zone Lot Division Lot Nos. 1, 2, and 3 Westhurst Subdivision, as of record in Plat Book 5190, Page 765, amended in Plat Book 6250, Page 350, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jennifer Sue Rothrock, unmarried by Warranty Deed from P. Barry Moody, married, recorded on the 30th day of November, 1995 in Deed Book 9872, Page 863, in the Register's Office of 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 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 WESTHURST SUBDIVISION, as recorded in Plat Book 5190, Page(s) 765, amended in Book 6250, Page 350.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6250, Page 350.

Maintenance Agreement recorded in Book 6518, Page 203 and Book 7250, Page 249.

Agreement for Private Drive and Parking Area recorded in Book 6518, Page 203 and Book 7250, Page 249.

Agreement for water rights recorded in Book 1022, Page 178.

BILL GARRETT, Davidson County
Trans:T20150093438 DEEDWARR
Recvd: 11/03/15 08:41 2 pgs
Fees:13.00 Taxes:1020.72
20151103-0111634

This is improved property located at 3913 WESTMONT AVE Nashville TN 37215-1064

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 29th day of October, 2015.

Jennifer Sue Rothrock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Sue Rothrock, 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 29th day of October, 2015.

Notary Public

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