THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937688

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $978,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2021.

Notary Public
My Commission Expires: 7/9/24

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 748871 DEEDWARR
11/03/2021 11:28:37 AM 2 pgs
Fees: $13.00 Taxes: $3,618.60

20211103-0147093

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew O. Fleming 600 Chelmsford Place Nashville TN 37215	New Owner	Tax Parcel ID No. 116 12 0E 158.00

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, **Eli Steigelfest and Jill Steigelfest, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew O. Fleming,** a married man, ("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. 15 on the Plan of Greystone, as shown on plat of record in Plat Book 6200, Page 60, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eli Steigelfest, and Wife, Jill Steigelfest, by Warranty Deed from Robert C. Brannon, Unmarried and Deby K. Samuels, Unmarried, of record in Instrument No. 20090601-0050366, in the Register's Office of Davidson County, Tennessee, dated May 28, 2009 and recorded on June 01, 2009. Said that Robert C. Brannon and Deby K. Samuels having since married and subsequently divorced at Docket No. 07D-2935, in the Fourth Circuit 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.

Taxes and assessments for the year 2022 and subsequent years, 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 Greystone, as recorded in Plat Book 6200, Page(s) 60.
Declaration of Covenants, Conditions and Restrictions recorded in Book 6300, Page 751; as amended in Instrument No. 20010808-0085078.

This is improved property located at 600 Chelmsford Place Nashville TN 37215

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 1st day of November, 2021.

Eli Steigelfest

Jill Steigelfest

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eli Steigelfest and Jill Steigelfest, 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 1st day of November, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 06, 2022