THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641369**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $444,000.00 Affiant Subscribed and sworn to before me, this 2nd day of August, 2022. Notary Public My Commission Expires:

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 900322 DEEDWARR
08/08/2022 10:41:44 AM 2 pgs
Fees: $13.00 Taxes: $1,642.80
20220808-0089868

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Keith Andrew Tiberi-Warner 1305 Crown Point Place Nashville TN 37211	New Owner	Tax Parcel ID No. 161 06 0A 155.00

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, **Jennifer L. Fleming, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Andrew Tiberi-Warner,** an unMarried 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 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 Jennifer L. Fleming, a single woman, by Warranty Deed from Amanda Thompson, married, of record in Instrument No. 20140807-0071324, in the Register's Office of Davidson County, Tennessee, dated August 06, 2014 and recorded on August 07, 2014.

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.

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.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070614-0071397 as supplemented in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070205-0014422 and Instrument No. 20070404-0040188.

This is improved property located at 1305 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 2nd day of August, 2022.

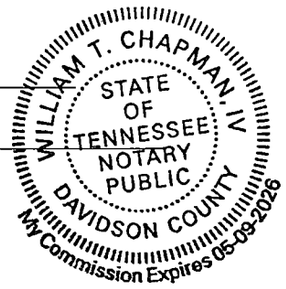
Jennifer L. Fleming

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 2nd day of August, 2022.

Notary Public
My Commission Expires:



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-VAES22-1805