Karen Johnson Davidson County
Batch# 1076930 DEEDWARR
11/30/2023 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,471.77
20231130-0092533

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37944-11-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $397,775.00. Jennifer Russell Affiant Subscribed and sworn to before me this 28th day of November, 2023. Notary Public My Commission Expires: 6/23/25

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY LINZIE HAYNIE

WARRANTY DEED

Address New Owner: Blake J. Diggs 1317 Crown Point Place Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 161060A16100CO

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, **William E. Spaulding, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blake J Diggs, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1317 Crown Point Place, Nashville, TN 37211.

Amber Fields Spaulding, spouse of Grantor, joins in the execution of this instrument in order to convey all marital interest that she holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.161, together with the appurtenant interest in the common elements of Oakhill Townhomes Phase 3, a horizontal property regime with private elements established by Declaration of Protective Covenants, Conditions, Restrictions and Easements, of record in Instrument No. 20070614-0071397, supplemented in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-1 to the aforementioned Second Supplemental Declaration in Instrument No. 20160812-0084323, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William E. Spaulding, Jr., an unmarried man, by deed dated August 12, 2016 from Jessica Benson, a single woman and Keith Benson, a married man, of record in Instrument No. 20160812-0084323, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Dedication of common area to Oakhill Townhomes Homeowners Association, Inc. of record in Instrument No. 20080909-0092190, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Oakhill Townhomes, of record in Instrument No. 20070614-0071397, supplemented in Instruments Nos. 20080325-0030014 and 20080709-0070601, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Boundary Plan of record as Instrument No. 20070705-0080241, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 4460, pages 76 and 77, Register's Office for Davidson County, Tennessee.
7. Easement for dedication of roadway of record in Book 2278, page 549, and Book 6749, page 459, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20070404-0040188, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Site Plan of record attached as Exhibit A-1 in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 28th day of November, 2023.

William E. Spaulding, Jr.

Amber Fields Spaulding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William E. Spaulding, Jr. and Amber Fields Spaulding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of November, 2023.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, China Hendrix, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/28/23.
Date

China H
Affiant Signature

11/28/23
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 28th day of November, 20 23.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY