State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is $ 91,000.00

Amanda Benson
Affiant

Subscribed and sworn before me this 30th day of August, 2006.

Notary Public My Commission Expires: 3-20-10

Davidson County DEEDWARR
Recvd: 09/11/06 12:59 2 pg
Fees:13.00 Taxes:336.70
20060911-0112148

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee
3-20-10

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Amanda K. Benson **511 Williamsburg Drive** **Nashville, Tennessee 37215**	**511 Williamsburg Drive** **Nashville, Tennessee 37215**	**United Funding Mortgage Corp.** **One Burton Hills Blvd. #100** **Nashville, TN 37215**

Map 121-4 Group A Parcel 11

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Megan Miller Smith, MARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

AMANDA K. BENSON, A SINGLE WOMAN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Being Unit No. 511, Phase One, Building Two on the Plan of Williamsburg Condominium Units, as of record in Plat Book 6900, page 193, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Megan Miller, unmarried, by Deed from Robert W. Ray, married, dated 04/12/2001 of record in Instrument No. 20010417-0037321, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 6900, page 193, and also see Surveyors Certificate of Correction in Book 7152, page 916, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Book/Instrument Number 7114, page 463; Book 8604, page 750; Book 11066, page 407, and Instrument No. 20060616-0071758, Register's Office for said County.

Subject to Charter of Williamsburg Condominium Homeowners Association, Inc. of record in Book 7185, page 930, Register's Office for said County.

Subject to By-Laws for Williamsburg Condominium Homeowners Association of record in Book 7714, page 452; Book 7210, page 948; Book 7381, page 458; Instrument No. 200301210008266, Register's Office for said County.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 30th day of August, 2006.

Megan Miller Smith
Megan Miller - Smith

Jason Smith

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, Megan Miller Smith, the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand and official seal this 30th day of **August, 2006.**

My Commission Expires:
3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, Jason Smith, the within named Grantor, with whom I am personally acquainted or who proved to be based upon satisfactory information and who acknowledged that he executed the within instrument for the purpose contained.

Witness my hand and office seal this 30th **day of August, 2006.**

My Commission Expires:

3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee