WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$82,000.00.**

Affiant

Subscribed and sworn to before me this 21 day of June, 2013

Notary Public

My Commission expires: 5-3-2016

(Affix Seal)

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01388-15190

Davidson County DEEDWARR
Recvd: 06/25/13 11:32 3 pgs
Fees:18.00 Taxes:303.40
20130625-0065218

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Donna Karen Ramos	Magna Bank	121-4-A-12CO
512 Williamsburg Drive	6525 Quail Hollow Road, Suite 300	
Nashville, TN 37214	Memphis, TN 38120	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Laura Crawford, now known as Laura Crawford Lambrecht**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donna Karen Ramos, an unmarried woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A CERTAIN CONDOMINIUM unit located in Davidson County, Tennessee, being Unit No. 512, on the Plan of Phase 1 of Williamsburg Condominiums, of record in Book 6900, Page 193, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Laura Crawford, unmarried from Michele L. Abernathy, unmarried by Warranty Deed on November 23, 1998, of record in Book 11222, Page 34, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 193, Surveyor's Certificate of Correction of record in Book 7152, Page 916, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7114, Page 463, Register's Office for Davidson County, Tennessee.
- Charter of Williamsburg Condominiums Homeowner's Association, Inc., of record in Book 7185, Page 930, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 7114, Page 443, as amended in Book 7210, Page 948; Book 7381, Page 458; Instrument Number 20030121-0008266 and Instrument Number 20060616-0071758, Register's Office for Davidson County, Tennessee.
- Rules and regulations of record in Book 7328, Page 809; Book 8604, Page 750 and Book 11066, Page 407, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Boundary Plan of record in Plat Book 6250, Page 809, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **512 Williamsburg Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

WITNESS our hands this June 21, 2013.

Laura Crawford Lambrecht
Laura Crawford Lambrecht

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Laura Crawford Lambrecht,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 21, 2013

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

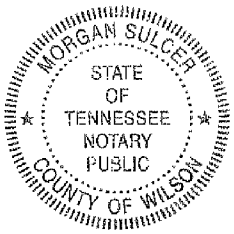
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013