WARRANTY DEED

This instrument prepared by
Tri-State Title & Escrow, Inc.
1255 Lynnfield Road, Suite 220
Memphis, TN 38119

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEREMY G. RAMSEY AND WIFE, ROBIN E. RAMSEY,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LAUREN L. ASHWORTH UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 39 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 957, 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 one and the same property conveyed to Grantor(s) herein by Warranty Deed at Instrument No. 20100326-0022610, of record in the Register's Office of Shelby County, Tennessee.

The property herein described is unencumbered except for 2013 metro taxes, not yet due and payable; and subdivision restrictions, building lines and easements of record in Plat Book 9700, Page 957, Restrictive Covenants in Book 7798, Page 843, Charter of record in Book 10126, Page 430, Book 11550, Page 529, Ordinance of Common Areas in Book 11753, Page 208, Easements in Book 7358, Page 643, Book 7993, Page 269, Book 9607, Page 431, Book 7851, Page 712, Book 10012, Page 756, Book 2000516, Page 0049387, Declaration of Covenants, Condition and Restrictions in Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, amended at Inst No. 20000718007055S, rerecorded in 20050705-0076596, Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541, Book 11550, Page 531, Book 11682, Page 75, Book 7798, Page 843, HOA By-Laws in Book 8920, Page 45, Book 10694, Page 539, Book 11550, Page 554, of record in the Register's Office of Shelby County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130061878 DEEDWARR
Recvd: 07/19/13 14:22 2 pgs
Fees:13.00 Taxes:675.25
20130719-0075108

TAX PARCEL ID NO. 171-03B-277.00C0

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE(S), their heirs and assigns, forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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 heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 15th day of July, 2013.

Jeremy G. Ramsey

Robin E. Ramsey

STATE OF TENNESSEE ; COUNTY OF SHELBY

Personally appeared before me, a Notary Public of this county, Jeremy G. Ramsey and Robin E. Ramsey the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office this 15th day of July, 2013.

Notary Public

My Commission Expires: 8/15/15

JOSEPH T. KIRKLAND, JR. STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

PROPERTY ADDRESS:
601 Old Hickory Blvd, #81
Brentwood, TN 37027

STATE OF TENNESSEE, COUNTY OF Williamson

I, or We, hereby swear of affirm that, to the best of affiant's knowledge, information and belief, the actual consideration or the fair market value for this transfer, whichever is greater, is $182500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

NAME AND ADDRESS OF PROPERTY OWNER:
Lauren L. Ashworth
601 Old Hickory Blvd, #81
Brentwood, TN 37027

Affiant

Subscribed and sworn to before me this 15th day of July, 2013.

Notary Public

MAIL TAX BILLS TO:
Lauren L. Ashworth
601 Old Hickory Blvd, #81
Brentwood, TN 37027

My commission expires:

Title File No:
File No TST-70993
Return to: Chapman and Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MAY 18, 2014