BILL GARRETT, Davidson County
Trans:T20130066465 DEEDWARR
Recvd: 08/02/13 14:32 3 pgs
Fees:17.00 Taxes:0.00
20130802-0081092

THIS INSTRUMENT PREPARED BY: Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Deborah A. Crambes, Trustee 309 Wiles Ct. Hermitage, TN 37076	SAME	097020A08900CO Map: 75 Group: 15-0-A Parcel: 309CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Deborah Crambes, hereinafter called the Grantor, for the purpose of transferring the Grantor's 100% ownership interest in the subject real property to the Deborah A. Crambes Revocable Trust dated July31 2013, established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Deborah A. Crambes as the Trustee of the Deborah A. Crambes Revocable Trust dated July 31, 2013, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in two tracts or parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of July, 2013.

Deborah Crambes

DEBORAH CRAMBES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH CRAMBES, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand this 31st day of July, 2013.

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Bryan Howard

Notary Public

My Commission Expires: _____

EXHIBIT A
Legal Description

Tract 1:

LAND in Davidson County, Tennessee, being Lot No. 89 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision Two, of record in Instrument No. 20090603-0051286, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

The aforesaid Plat of Record in Instrument No. 20090603-0051286 voided, vacated and superseded Lots 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 93 and open space "E" as shown on the Plat entitles Villages of Riverwood, Phase One, Section One, Revision One as of record in Instrument No. 200807236-0075577.

Being the same property conveyed to John Thomas Crambes and wife, Deborah Crambes, by Warranty Deed from Beazer Homes Corp., A Tennessee Corporation, of record in Instrument No. 20110303-0017196, Register's Office for Davidson County, Tennessee. John Crambes died on April 15, 2013.

Tract 2:

BEING Lot/Unit No. 309, on the Plan of Phase Four, Stoner's Glen of record in Instrument No. 20040107-0002851, and Surveyor's Certificate of Correction of record in Instrument No. 20040712-0082694, and Amendment of record in Instrument No. 20040115-0006286, 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 John T. Crambes and wife, Deborah A. Crambes, by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20040804-0093554, Register's Office for Davidson County, Tennessee. John T. Crambes died on April 15, 2013.