Karen Johnson Davidson County
Batch# 249733 DEEDWARR
06/27/2019 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $699.30
20190627-0062615

Name and Address of New Owner:
Connie Sue Ramsey
1409 Lewis Rd
Madison, TN 37115
Send Tax Bills To:
Connie Sue Ramsey

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 051-10-0D-112.00-CO

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 legal sufficiency of which are hereby irrevocably acknowledged, **Steve Lamberth and Glenda Lamberth, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Connie Sue Ramsey, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit "A" on the Plan of Oakland Trace Condominiums, Section II, of record in Book 6200, Page 558, as amended in Book 7302, Page 648, Register's Office for Davidson County, Tennessee, and as shown in Master Deed establishing a Horizontal Property Regime with respect to Oakland Trace Condominiums, Section II, which Master Deed is of record in Book 7111, Page 295 and amended in Book 7302, Page 648, said Register's Office. Those rights and obligations of unit owners along with any and all easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co- owners and tenants of Oakland Trace Condominiums, Section II, contained in said Master Deed and the By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Steve Lamberth and wife, Glenda Lamberth by Warranty deed from Frances D. Gwinn, an unmarried woman, of record in Instrument No. 20100628-0050258 Register's Office for Davidson County, Tennessee, dated June 25, 2010 and recorded on June 28, 2010.

Being improved property also known as 1409 Lewis Road A Nashville, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF OAKLAND TRACE CONDOMINIUMS, SECTION II, OF RECORD IN BOOK 6200, PAGE 558,AS AMENDED IN BOOK 7302, PAGE 648, AND AS SHOWN IN MASTER DEED OF RECORD IN BOOK 7111, PAGE 295 AND AMENDED IN BOOK 7302, PAGE 648,, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of June, 2019.

Steve Lamberth (SEAL)
Steve Lamberth

Glenda Lamberth (SEAL)
Glenda Lamberth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2019, before me personally appeared Steve Lamberth and Glenda Lamberth, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2019.

Notary Signature
My commission expires: 11-5-19

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $189,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of June, 2019.

Notary Public
My commission expires: 4/17/2023
File No. 2019-249

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

True Copy Certification

I, **Kristian Short** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: **9/20/2021**

