BILL GARRETT, Davidson County
Trans:T20110010304 DEEDQC
Recvd: 02/18/11 10:41 2 pgs
Fees:12.00 Taxes:0.00
20110218-0013902

THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Map-Parcel No.
Patrick C. Benson, Trustee 5448 Cavendish Drive Murfreesboro, TN 37128	Same	114 08 0C 118.00

Quitclaim Deed

This conveyance is made by Peggy J. Benson, unmarried, Grantor, to Patrick C. Benson, Trustee under the Irrevocable Trust Agreement of Peggy J. Benson dated February 16, 2011, Grantee.

The Grantor hereby conveys and quitclaims unto the Grantee, all of her right, title and interest in and to the described real estate, located in Davidson County, Tennessee, to-wit:

BEING Unit 114 on the Plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument # 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument # 20041221-0151636, Register's Office for Davidson County, Tennessee, and also amended in Instrument #20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Peggy J. Benson, unmarried, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument # 20060706-0081021, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions of record as Instrument #20040304-0024541, Instrument #20041221-0151636, Instrument # 20050222-0018812, and Instrument #20060202-0013378, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

An Overhang Easement for electric power lines and incidental use over a portion of the property granted to The Metropolitan Government by The Eldorado Company of record in Instrument #20030530-0073233 and #20041112-0136248, Register's Office for Davidson County, Tennessee.

Storm water Detention Agreement of record in Instrument #20030530-0073233, and Instrument #20051123-0141922, Register's Office for Davidson County, Tennessee.

Subject to all matters on the PUD Boundary Plan of West Park Phase 3 of record as Instrument #20060202-0012968 Register's Office for Davidson County, Tennessee.

Subject to the rights of other in and to the common areas and/or elements.

Subject to lien for special assessments as contained in the restrictions.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions setback lines, if any, and easements or right of ways for public utilities.

The Grantee, as trustee, shall have the sole, absolute, and uncontrolled power, discretion, and authority to

protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

IN WITNESS WHEREOF, Grantor has hereunto set her hand.

Peggy J. Benson

Peggy J. Benson, Grantor

State Of Tennessee
County Of Sumner

Personally appeared before me, Peggy J. Benson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, on February 16, 2011.

Carol Moseley

Notary Public
My commission expires: 7/30/2014

CAROL A. MOSELEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF SUMNER } The actual consideration or value whichever is greater, for this transfer is $0.00. Subscribed and sworn to before me, on February 16, 2011.

Patrick C. Benson, Trustee, Affiant

Carol Moseley

Notary Public
My commission expires: 7/30/2014

CAROL A. MOSELEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY