This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H011033

Return To:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane Ste. 200
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110029602 DEEDWARR
Recvd: 05/18/11 13:57 2 pgs
Fees:13.00 Taxes:658.60
20110518-0038117

Send Tax Bills To:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

New Owner is:
Gretchen L. Blemker
7277 Charlotte Pike #338
Nashville, TN 37209

MAP: 114-08-0C

PARCEL: 118.00CO

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 all of which is hereby acknowledged, **Patrick C. Benson Trustee under Irrevocable Trust Agreement of Peggy J. Benson, dated February 16, 2011**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Gretchen L. Blemker, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **7277 Charlotte Pike #338, Nashville, TN 37209**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, 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 Number 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 Number 20041221-0151636, Register's Office for Davidson County, Tennessee, and also amended in Instrument Number 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 Patrick C. Benson, Trustee under the Irrevocable Trust Agreement of Peggy J. Benson dated February 16, 2011, by Quitclaim Deed from Peggy J. Benson, unmarried, dated 2/16/11 and recorded 2/18/11 in Instrument number 20110218-0013902; and the same property previously conveyed to Peggy J. Benson, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 6/30/06 and recorded 7/6/06 in Instrument Number 20060706-0081021, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

PCB Trustee
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of May, 2011.

GRANTOR(S):

IRREVOCABLE TRUST AGREEMENT OF PEGGY J. BENSON, DATED FEBRUARY 16, 2011

Trustee

PATRICK C. BENSON, TRUSTEE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Patrick C. Benson., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Irrevocable Trust Agreement of Peggy J. Benson dated February 16, 2011, the within named bargainor, a Trust, and that as such Trustee of The Irrevocable Trust Agreement of Peggy J. Benson dated February 16, 2011, executed the foregoing instrument for the purposes therein contained by signing the name of The Irrevocable Trust Agreement of Peggy J. Benson dated February 16, 2011 as Trustee.

Witness my hand and seal on this the 13th day of May, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$178,000.00**.

Trustee

AFFIANT

SWORN TO and subscribed before me this 13th day of May, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires:_____