BILL GARRETT, Davidson County
Trans:T20120092236 DEEDWARR
Recvd: 12/04/12 08:32 2 pgs
Fees:13.00 Taxes:710.40
20121204-0111111

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW121435

Send Tax Bills To:
DISCOVER HOME LOANS, INC.
173 TECHNOLOGY DRIVE
IRVINE, CA 92618

New Owner is:
Charles J. Canupp Jr.
233 Westchase Drive
Nashville, TN 37205

MAP: 116-03-0F

PARCEL: 0353.00 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 sufficiency of all of which is hereby acknowledged, **Harold Scott Benson, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Charles J. Canupp Jr. and wife, Andrea Canupp**, 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: **233 Westchase Drive, Nashville, TN 37205**

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

LAND in Davidson County, Tennessee, being Unit 233, Westchase Condominium Apartments, Phase II, as shown on plat of record in Plat Book 6250, Page 43, as established under Master Deed of record in Book 6097, Page 266, as amended in Book 6112, Page 677, Book 6341, Page 380 and Book 6866, Page 362, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Harold Scott Benson by Warranty Deed from Ronelda Lea Tidwell Fennell dated 11/21/05 and recorded 11/23/05 in Instrument Number 20051123-0142111, Register's Office for Davidson County, Tennessee.

HSB
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 27th day of November, 2012.

GRANTOR(S):

Harold Scott Benson

HAROLD SCOTT BENSON

_____

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Harold Scott Benson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of November, 2012.

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 **$192,000.00**.

Harold S. Benson

AFFIANT

SWORN TO and subscribed before me this the 27th day of November, 2012.

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: _____