This Instrument Was Prepared By:
D. Matthew Foster
Harwell Howard Hyne Gabbert & Manner, P.C.
333 Commerce Street, Suite 1500
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20130015189 DEEDQC
Recvd: 02/22/13 15:32 2 pgs
Fees:12.00 Taxes:0.00
20130222-0018154

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Karen Benson 1713 Greenhart Ct. Antioch, TN 37013	Same	176-02-0-017.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and no other consideration, I, ROBERT L. BENSON, JR., by these presents hereby quitclaim and convey unto KAREN E. BENSON, and her heirs and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 184 of Peppertree Forest Subdivision, Section 15, as of record in Plat-Book 7900, page 574, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Robert L. Benson, Jr. and Karen E.Benson, by deed dated May 19, 1999, of record in Book 11489, page 48, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 1713 Greenhart Court, Antioch, Davidson County, Tennessee, 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this the 22nd day of February, 2013.

Robert L. Benson Jr.
ROBERT L. BENSON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, D. Matthew Foster, a Notary Public of said county, Robert L. Benson, Jr., the within named bargainor, with whom I am personally acquainted, (or who was proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2013.

D. MATTHEW FOSTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 04, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. § 67-4-409(a)(4). The actual consideration for this transfer is $0.

Robert L. Benson Jr.
Grantee or Grantee's Agent

Subscribed and sworn to before me this 22ND day of February, 2013.

D. MATTHEW FOSTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 04, 2013

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