WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140005251 DEEDWARR
Recvd: 01/23/14 11:06 2 pgs
Fees:13.00 Taxes:721.50
20140123-0006426

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00**

Affiant

Subscribed and sworn to before me, this the 17th day of January, 2014.

Notary Public

My commission expires: 9-17-14
(AFFIX SEAL)

CHRISTY J. HORNBURGER
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS COUNTY
My Comm. Expires 09-17-2014

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patrick Lising	AMERIS BANK	**Map 114-08-0-C Parcel 134-00CO**
7277 Charlotte Pike #337	1800 Parkway Place, Suite 820	
Nashville, TN 37209	Marietta, GA 30067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Beau M. Benson, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Lising, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit/Lot 130 on the Plan of West Park Phase 3, of record as Instrument No. 20060202-0013378, as further set out in the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc., of record in Instrument No. 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 No. 20041221-0151636, and also amended in Instrument No. 20050222-0018812 and in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, unit is also known as 7277 Charlotte Pike #337, Nashville, Tennessee 37209 to which plan reference is made for a more complete description.

Being the same property conveyed to Beau M. Benson, unmarried, by Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes dated September 4, 2007, of record in Instrument No. 20070912-0109388, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Beau M. Benson, pursuant to a Power of Attorney executed by same on the 7th day of January, 2014, of record in Instrument No. 20140123-0006425, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal residence of the grantor's spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as set out on Exhibit "B" to the Second Supplement to the Declaration of record in Instrument No. 20060202-0013378, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) All matters shown on the Boundary Plats in Instrument No. 20040624-0075136, and in Instrument No. 20060202-0012968, Register's Office for Davidson County, Tennessee.

3) Grant of Overhang Easement for electric power lines in Book 6301, Page 684, Register's Office for Davidson County, Tennessee.

4) Storm Water Detention Agreement in Instrument No. 20030530-0073233 and in Instrument No. 20051123-0141922, Register's Office for Davidson County, Tennessee.

5) Conveyance of common area to West Park Homeowners Association, Inc., in Instrument No. 20120731-0067330, Register's Office for Davidson County, Tennessee.

6) Declaration of Covenants, Conditions and Restrictions and By-Laws of West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, and Amendment and Supplement in Instrument No. 20041221-0151636 and further amended in Instrument No. 20050222-0018812, and Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **7277 Charlotte Pike #337, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **17th** day of **January, 2014.**

Beau M. Benson by Houston Howell, attorney-in-fact

Beau M. Benson by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th day of January, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, 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 Attorney-in-Fact for **Beau M. Benson** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Beau M. Benson**, for the purpose therein contained, by signing the name of **Beau M. Benson,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of **January, 2014.**

Tiffany Carvalho

Notary Public

My Commission Expires: 9/11/17

TIFFANY CARVALHO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY