WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOT CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

Y-FSBO-14-233

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David L. Rollins	**NEW OWNER**	
(NAME)	(NAME)	**116-03-0F-035.00-CO**
233 Westchase Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHARLES J. CANUPP, JR. AND ANDREA CANUPP, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID L. ROLLINS, UNMARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 233, Phase II Westchase Condominium Apartments, 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 Charles J. Canupp, Jr. and wife, Andrea Canupp by deed from Harold Scott Benson, unmarried of record in Instrument No. 20121204-0111111 Register's Office for Davidson County, Tennessee, dated November 27, 2012 and recorded on December 04, 2012.

This conveyance is subject to:
- Plan of record in Plat Book 6250, Page 43 and Plat Book 5200, Page 427;
- Master Deed of record in Book 6097, Page 266 amended in Book 6112, page 677, Book 6341, Page 380 and Book 6866, Page 362;
- By-Laws of record in Book 6097, Page 266;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **233 Westchase Drive, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140044129 DEEDWARR
Recvd: 06/23/14 09:12 2 pgs
Fees:13.00 Taxes:815.48
20140623-0054369

Witness my/our hand(s) this the 19th DAY OF JUNE, 2014.

Charles J. Canupp Jr.

Andrea Canupp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES J. CANUPP, JR. AND ANDREA CANUPP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of June, 2014.

Notary Public
My Commission Expires: 3618
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212