THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2014

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140048495 DEEDWARR
Recvd: 07/08/14 10:26 2 pgs
Fees: 13.00 Taxes: 444.00
20140708-0059888

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles J. Canupp, Jr.	American Internet Mortgage	MAP
21 Vaughns Gap Road	4121 Camino Del Rio South	PARCEL 129-15-0A-013.00
Nashville, TN 37215	San Diego, CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charles E. Anderson and wife, Kathryn H. Anderson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles J. Canupp, Jr. and wife Andrea Canupp,**

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:

Land in Davidson County, Tennessee, being Unit No. 13 of Belle Meade Highlands Condominium created Under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Master Deed 7091, page 302, and as Amended in Instrument No. 20080424-0042111, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description.Being the same property conveyed to Charles E. Anderson and wife, Kathryn H. Anderson by deed from GMAC Global Relocation Services, Inc. of record in Instrument No. 20060602-0065010, and Re-Recorded in Instrument No. 20060608-0068140, Register's Office for Davidson County, Tennessee, dated April 19, 2006 and recorded on June 2, 2006. (Value of consideration shown in aforementioned deed $110,000.00.) Being also known as 21 Vaughns Gap Road Nashville, TN 37215.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **21 Vaughns Gap Road, Nashville, TN 37215.**

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, their heirs and assigns forever; and we do covenant with 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 our hand(s) this the 27 day of June, 2014.

Charles E. Anderson

Kathryn H. Anderson

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles E. Anderson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27 day of June, 2014.

My Commission expires: 08/21/2016

Notary Public

OFFICIAL SEAL
KELLY A BASSETT
NOTARY PUBLIC-State of New Mexico
My Commission Expires 08/21/2016

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathryn H. Anderson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27 day of June, 2014.

My Commission expires: 08/21/2016

Notary Public

OFFICIAL SEAL
KELLY A BASSETT
NOTARY PUBLIC-State of New Mexico
My Commission Expires 08/21/2016