WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140058589 DEEDWARR
Recvd: 08/11/14 11:12 2 pgs
Fees:13.00 Taxes:399.60
20140811-0072079

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$108,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2014.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Charles Jerry Canupp Jr et ux	American Internet Mortgage	**Map 129-15-0-A Parcel 045-00co**
21 Vaughn's Gap Road #45	4121 Camino Del Rio South	
Nashville, TN 37205	San Diego, CA 92108	

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,

Joshua Curtis and wife, Catherine Sinclair Curtis

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

Charles Jerry Canupp Jr. **and** Andrea Canupp, **husband and wife**

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. 45 of Third Level Belle Meade Highlands Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Exhibit A-2 of said Master Deed of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Curtis, by Deed dated March 31, 2010 from Anna Beth Merriman, aka Anna B. Merriman, of record in Instrument No. 20100405-0025235, Register's Office for Davidson County, Tennessee.

Catherine Sinclair Curtis, spouse of the above named Joshua Curtis, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This instrument is being executed on behalf of Joshua Curtis and Catherine Sinclair Curtis, pursuant to a Power of Attorney executed by same on the 29 day of July, 2014, of record in Instrument No. 20140811-0072078, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1)The Plan of record and placement of units shown on Exhibit A-2 to Master Deed in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) By-Laws of Belle Meade Highlands Condominium Association, Inc. shown as Exhibit B to Master Deed, of record in Book 7091, Page 351, and amended in Instrument No. 20071025-0126213, said Register's Office. (3) Master Deed of Belle Meade Highlands Condominiums, of record in Book 7091, Page 302, and as amended in Instrument No. 20080424-004211, said Register's Office. (4) Charter of Belle Meade Highlands Condominium Association, Inc. shown as Exhibit C to Master Deed, of record in Book 7091, Page 368, and in Book 7102, Page 223, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **21 Vaughn's Gap Road #45, Nashville, TN 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 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 **31st** day of **July, 2014.**

Joshua Curtis by W. Allen Huggins, Attorney-in-Fact

Joshua Curtis by W. Allen Huggins, Attorney-in-Fact

Catherine Sinclair Curtis by W. Allen Huggins, Attorney-in-Fact

Catherine Sinclair Curtis by W. Allen Huggins, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **W. Allen Huggins**, 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 **Joshua Curtis and Catherine Sinclair Curtis**, 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 **Joshua Curtis and Catherine Sinclair Curtis**, for the purpose therein contained, by signing the name of **Joshua Curtis and Catherine Sinclair Curtis**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2014.**

Anna Mosley

Notary Public

My Commission Expires: 5-8-18