RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00 .

Affiant

Subscribed and sworn to before me this 25th day of April, 2006.

Notary Public
My Commission Expires 5/26/09

Davidson County DEEDWARR
Recvd: 05/10/06 08:18 2 pgs
Fees:13.00 Taxes:444.00
20060510-0054589

KAREN RUSSELL
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY

06-0188

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marisol Villalpando	New Owner	98-05
5157 Hunters Point Lane		138.00
Hermitage, TN 37076		

WARRANTY DEED

For and in 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 **Troy Anthony Choate and wife Pamela Choate**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marisol Villalpando a single woman**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 39 on the plan of Hunter' Point as of record in Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Troy Anthony Choate, a married person, by deed from Gary M. Beecham and wife, Brenda J. Beecham of record in Book 9530, page 472, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5157 Hunters Point Lane, Hermitage, TN 37076.**

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 hands this 25th day of April, 2006.

Troy Anthony Choate by Norman Moss attorney in fact
Troy Choate
Troy Anthony Choate

Pamela A. Choate by Norman Moss attorney in fact
Pamela Choate
Pamela Choate

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Troy Choate and wife Pamela Choate**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of April, 2006.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the ~~26th~~ 25th day of April, 2006, before me personally appeared Norman Moss known to me to be the person who executed the foregoing on behalf of Troy Anthony Choate and wife, Pamela A. Choateas their attorney in fact, and who acknowledged that he executed the same as the free act and deed of the said Troy Choate and Pamela Choate. Witness my hand and official seal.

My Commission Expires:
4/22/09

Notary Larry N. Westbrook

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN