BILL GARRETT, Davidson County
Trans:T20110068104 DEEDWARR
Recvd: 10/31/11 13:46 3 pgs
Fees:18.00 Taxes:203.50
20111031-0084512

FROM: Brent Dongas
TO: Michael J. Czopek and wife, Catherine M. Czopek

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Michael J. and Catherine M. Czopek 3007 Casa Drive Nashville, Tennessee 37214	(Same)	Map 108-7-A Parcel 6

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2011.

JEANETTE L. RAMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 7/6/15

GENERAL 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 and sufficiency of which are hereby acknowledged, Brent Dongas, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Michael J. Czopek and wife, Catherine M. Czopek, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Lot No. 39, Unit 6, in a Horizontal Property Regime as shown on the condominium site plan of Phase 1, of Section One and Two, Patio Villa, as of record in Book 5800, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Brent Dongas, by deed from U.S. Bank, National Association, N.D., of record as Instrument No. 20110714-0053816, Register's Office for Davidson County, Tennessee.

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The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2011 Metropolitan Government taxes, which have been prorated.

2. All matters shown on the plan of record in Book 5800, page 145, said Register's Office.

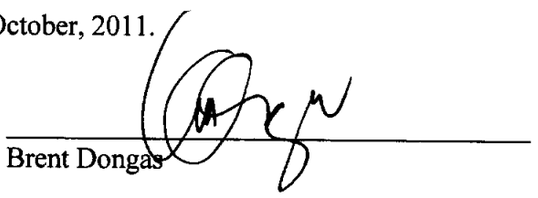
3. Subject to the terms and conditions of the Master Deed for Patio Villa Condominiums, and the By-Laws appended thereto, of record in Book 5970, page 829, as re-recorded in Book 6014, page 978, said Register's Office. Said By-Laws were amended by First Amendment of record in Book 6406, page 799, said Register's Office.

4. Rights of others in and to the use of the common elements.

This is property known as 3007 Casa Drive, Nashville, Tennessee 37214.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 hand this 31st day of October, 2011.



Brent Dongas

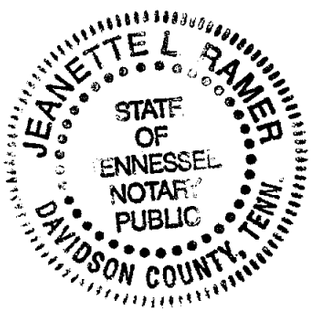
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent Dongas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of October, 2011.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/6/15



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