THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130042389 DEEDWARR
Recvd: 05/21/13 13:56 2 pgs
Fees:13.00 Taxes:758.50

20130521-0051275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-4-16

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane M. Barrett	Guaranty Bank F S B	MAP 114-08-C
7277 Charlotte Pike	4000 West Brown Deer Road	PARCEL 133.00CO
Nashville, TN 37209	Brown Deer, WI 53209	
(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, **David P. Choma and Neesha N. Choma, husband and wife,**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shane M. Barrett and Melissa S. Barrett, 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. 129 on the Plan of West Park Phase 3, of record as Instrument No. 20060202-0012968 as set out in the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowners Association, Inc., of record as Instrument No. 20041221-0151636, and also amended in Instrument No. 20060202-0013378,* in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. * also amended in Instrument No. 20050222001 8812

Being the same property conveyed to David P. Choma and Neesha N. Choma, husband and wife by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record at Instrument No. 20070912-0109352, Register's Office for Davidson County, Tennessee, dated September 4, 2007 and recorded on September 12, 2007.

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 IMPROVED property known as **7277 Charlotte Pike, Nashville, TN 37209.**

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.

Rec & Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

Witness our hands this the 14th day of May, 2013.

David P. Choma

Neesha N. Choma

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 **David P. Choma** 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 14th day of May, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVISDON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Neesha N. Choma** 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 14th day of May, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public