JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 23, 2014

WARRANTY DEED

	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00 Affiant Subscribed and sworn to before me, this 28th DAY OF June, 2013. Julie Berryman Notary Public MY COMMISSION EXPIRES: 12/23/14 (AFFIX SEAL)
B-SR-13-7277	

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane Gue	First Bank (NAME)	
7277 Charlotte Pike, #110 (ADDRESS)	6131 Shallowford Rd Ste 102 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Chattanooga, TN 37421 (CITY) (STATE) (ZIP)	114-08-0C-006.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EKENE A. ENEMCHUKWU, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHANE GUE AND WIFE, MARCIA GUE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 6 ON THE PLAN OF WEST PARK PHASE I AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WEST PARK HOMEOWNERS ASSOCIATION, INC. OF RECORD IN INSTRUMENT NUMBER 20040304-0024541, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER SET OUT ON A PLAN OF WEST PARK PHASE I, OF RECORD IN INSTRUMENT NUMBER 200402624-0075135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED AND PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EKENE A. ENEMCHUKWU BY DEED FROM THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK NA AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS ALT-A TRUST 2005-3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3 OF RECORD AT INSTRUMENT NO. 20091123-0107662, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 28, 2009 AND RECORDED ON NOVEMBER 23, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20040624-0075135; INSTRUMENT NUMBER 20040304-0024541, AS AMENDED IN INSTRUMENT NO. 20041221-0151636, INSTRUMENT NO. 20050222-0018812 AND INSTRUMENT NO. 20060202-0013378; BOOK 6301, PAGE 684; INSTRUMENT NUMBER 20030530-0073233; INSTRUMENT NUMBER 20040624-0075136, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 7277 Charlotte Pike, #110, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130059023 DEEDWARR
Recvd: 07/11/13 10:46 2 pgs
Fees:13.00 Taxes:736.30
20130711-0071705

Witness my/our hand(s) this 28th day of June, 2013.

Ekene A. Enemchukwu

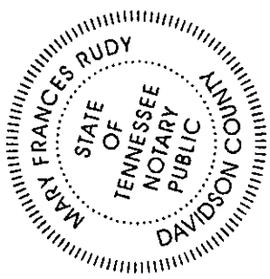
STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 28th day of June, 2013.

Notary Public
My Commission Expires: 5-20-14
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903