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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 24421-06-2005** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $135,400.00<br>Affiant<br><br>Subscribed and sworn to before me this 14th day of July, 2005.<br>Notary Public<br><br>My Commission Expires: _____ |

DONALD E. KNIFFEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2008

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Gary Atkerson<br>5480 Village Way<br>Nashville, TN 37211 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br><br>Map No.161.10<br>Parcel No. 8 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul J. Trojan and wife, Dawn L. Trojan**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Atkerson, an unmarried man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5480 Village Way, Nashville, TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 14th day of July, 2005.

Paul J. Trojan

Dawn L. Trojan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Paul J. Trojan and Dawn L. Trojan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2005.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

MICHAEL MORGAN DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
[illegible] Morgan
[illegible] Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/09/05 15:34 2 pgs
Fees:13.00 Taxes:500.98

20050809-0094427

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Phase One Villages of Brentwood, as of record in Plat Book 5200, page 613, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Paul J. Trojan and wife Dawn L. Trojan by deed dated 5/30/96 from Bobby J. Cline , unmarried of record in Book 10083, page 782, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Villages of Brentwood of record in Book 6143, page 11, amended in Book 6398, page 435, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to The Villages of Brentwood Homeowners Association of record in Book 9718, page 624, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Villages of Brentwood Homeowners Association of record in Book 6158, page 352, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6730, page 508, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 613, Register's Office for Davidson County, Tennessee.
7. Easement for transmission lines of record in Book 2335, page 221, Book 2338, page 222, and Book 2338, page 226, Register's Office for Davidson County, Tennessee.
8. Easement for water mains and appurtenances of record in Book 6310, page 961, Register's Office for Davidson County, Tennessee.