THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26826-07-2007** File Boa 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $146,000.00. Affiant Subscribed and sworn to before me this 26th day of July, 2007. Notary Public My Commission Expires: My Commission Expires MAY 2, 2011

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Rouman Lliev 2601 Hillsboro Pike, P-1 Nashville, TN 37212	**Send Tax Bills To:** Countrywide Bank, FSB P.O. Box 660694 Dallas, TX 75266-0694	**Tax Information:** Map and Parcel No.: 117030B223.00CO

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, **Dawn Anita Hofwolt Donovan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rouman Iliev and wife, Gayla Ilieva** ("Grantee"), their 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 2601 Hillsboro Pike, P-1, Nashville, TN 37212

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.

Timothy Daniel Donovan joins in this conveyance to convey any and all marital interest he may have in the above described property.

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 26th day of July, 2007.

Dawn Anita Hofwolt Donovan

Timothy Daniel Donovan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 26th day of July, 2007.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Davidson County DEEDWARR
Recvd: 07/30/07 14:12 2 pgs
Fees:13.00 Taxes:540.20

20070730-0090246

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. P-1 on the Plan of Revised The Villager Condominium Apartments of record in Plat Book 5200, page 201, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager Condominium, a horizontal property regime established by Master Deed of record in Book 5434, page 665, amended in Book 5487, page 967, said Register's Office.

Being the same property conveyed to Dawn Anita Hofwolt, unmarried by deed dated June 29, 2001 from Mohsen SarFehjoo and wife, Janis C. SarFehjoo of record in Instrument No. 20010709-0072802, Register's Office for Davidson County, Tennessee. Dawn Anita Hofwolt now being known as Dawn Anita Hofwolt Donovan.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Villager Homeowners' Association, Inc. of record in Book 5441, page 815, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Villager Condominium, of record in Book 5434, page 665, amended in Book 5487, page 967, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, page 201, Register's Office for Davidson County, Tennessee.
6. Easement for right-of-way of record in Book 4808, page 424, Register's Office for Davidson County, Tennessee.