THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 13040206

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $188,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2013.

Notary Public
My Commission Expires: 03-07-17

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY STATE OF

BILL GARRETT, Davidson County
Trans:T20130035955 DEEDWARR
Recvd: 05/01/13 11:04 2 pgs
Fees:13.00 Taxes:695.60
20130501-0043557

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bert K. McMahan and Lauren E. Van Atta 5919 Stonebrook Drive Brentwood TN 37027	Pinnacle Bank 150 3rd Ave S. Ste 900 Nashville TN 37201	Tax Parcel ID No. 171-02-0A-031.00-CO

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, **Clark J. Vitulli, married*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bert McMahan, unmarried and Lauren Van Atta, unmarried, as joint tenants with the right of survivorship and not as tenants in common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 31 on the Condominium Site Plan of Phase 2, Brentwood Villa, of record in Plat Book 6900, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clark J. Vitulli by Deed from Anthony Dorsett, Jr. of record at Instrument No. 20000717-0069996, Register's Office for Davidson County, Tennessee, dated June 14, 2000 and recorded on July 17, 2000.

*Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable.

Subject to all matters shown on the PUD Boundary Plat of record in Plat Book 6900, Page 4, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 185, Register's Office for Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other

utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Brentwood Villa, and recorded in Book 6923, page 943; Book 7035, page 115; Book 7101, page 730 as re-recorded in Book 7143, page 18 and amended in Book 7266, page 84 and Book 7423, page 574, Register's Office for Davidson County, Tennessee.

By-Laws of Brentwood Villa of record in Book 6923, page 986; Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, Tennessee. Charter of Brentwood Villa Condominium Association, Inc. of record in Book 6936, page 895, as amended in Book 7998, page 249 and Book 8267, page 270, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 5155, page 164, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 6385, page 814, Register's Office for Davidson County, Tennessee.

Deed of Conveyance as Sanitary Sewer and Water Mains to serve Brentwood Villa of record in Book 8127, pages 666 and 667and Book 8127, page 17, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5919 Stonebrook Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 29th day of April, 2013.

Clark J. Vitulli by Katherine McGill
as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine McGill,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Clark J Vitulli,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of April, 2013.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MAY 18, 2014