Commitment Number: 20766288

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Davidson County DEEDWARR
Recvd: 04/29/16 12:18 4 pgs
Fees:23.00 Taxes:684.50
20160429-0042145

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**PAUL FRIDDLE** and **SARAH FRIDDLE**, 5480 VILLAGE WAY, NASHVILLE, TN 37211

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 161100A00800CO**

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## GENERAL WARRANTY DEED

**GARY ATKERSON**, who conveys non-homestead property, whose mailing address is **420 FANNIS CIRCLE, GALLATIN, TN 37066**, hereinafter grantor, for $185,000.00 (One Hundred Eighty Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **PAUL FRIDDLE** and **SARAH FRIDDLE**, hereinafter grantees, whose tax mailing address is **5480 VILLAGE WAY, NASHVILLE, TN 37211**, the following real property:

**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, Registers Office for Davidson County, Tennessee to which plan reference is mark for a more complete description.**

**Being the same parcel conveyed to Gary Atkerson from Paul J. Trojan and Dawn L. Trojan, by virtue of a Deed Dated 7/14/2005, Recorded 8/9/2005, in as Instrument No. 20050809-0094427 County of Davidson, State of Tennessee.**

**Assessor's Parcel No: 161100A00800CO**
**Property Address is: 5480 VILLAGE WAY, NASHVILLE, TN 37211**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on April 19, 2016:

**GARY ATKERSON**

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 19, 2016 by **GARY ATKERSON** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

GLORIA M JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

Maximum principal indebtedness for Tennessee recording tax purposes is $185,000.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tenn.
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is _____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of April, 2016.

GLORIA M JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

(Seal)

Affiant

Gary Atkerson
Print Name

Notary Public

My commission expires:
3-7-2017

Gloria M. Jackson
Print Name

# True Copy Certification

I, Jaime L. Petrosky, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES