17531 41414

New Owner:
Send Tax Notice to:

Zach Properties, LLC
4209 Cassie Court
Franklin, TN 37064

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 62,500.00

affiant

Subscribed and Sworn to before me this 16th day of March, 2012.

Notary Public
Commission Expires: 6/18/2012

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee)
:
Davidson COUNTY)

STATUTORY WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/12 15:42 5 pgs
Fees:28.00 Taxes:231.25
20120316-0022844

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("Grantor"), for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to Grantor paid by Zach Properties, LLC ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem property taxes for the 2012 tax year and all subsequent years.
2. All rights of redemption.
3. All easements, restrictions, reservations, encumbrances and other matters appearing of record.
4. Zoning and building laws, rules, regulations and ordinances.
5. Matters that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this 15th day of March, 2012.

Witness signature

Randi Bullard
Print witness name

Heather Carol Dykstra
Witness signature

Heather Dykstra
Print witness name

REGIONS BANK, an Alabama banking corporation

By: Toni Lester
Name: Toni A. Lester
Its: Vice President

STATE OF ALABAMA)
:
COUNTY OF MADISON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Toni A. Lester, whose name as Vice President of Regions Bank, an Alabama banking corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and official seal of office this 15th day of March, 2012.

Notary Public

[NOTARIAL SEAL]

My commission expires MY COMMISSION EXPIRES APRIL 12, 2015

This instrument prepared by/return to:

Guaranty Title and Escrow Co.
721 President Place, #100
Smyrna, TN 37167

EXHIBIT A

A certain condominium located in Davidson County, Tennessee, being Unit No. 6 of Medical Dental Plaza, a Condominium Development 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, under the Master Deed establishing Medical Dental Plaza of record in Instrument Number20051229-0156181, as corrected in Instrument No. 20060905-0109525, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Deed.

Being the same property conveyed to Regions Bank by deed of record in Instrument 20110428-0032676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

I, Philip Ellis, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY