Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Tune, Entrekin & White, P.C. (TCS)
315 Deaderick St, Suite 1700
Regions Center
Nashville, TN 37238

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 827,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2012.

NOTARY PUBLIC

My Commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

THIS INSTRUMENT PREPARED BY:

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brentwood Medical Trading, LLC	Same	161-09.0-155.00
(NAME)	(NAME)	
213 Ennismore Lane		161-09-0-156.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned GARY M. CARDEN (the GRANTOR), has bargained and sold, and by these presents do transfer and convey BRENTWOOD MEDICAL TRADING, LLC (the "GRANTEE"), its successors and assigns, a certain tract or parcel of land, situated in DavidsonCounty, Tennessee, described as follows, to wit: See Exhibit A attached hereto.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. The GRANTOR covenants with said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise set out herein. The GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The GRANTOR hereby represents and warrants that the property conveyed hereby is not homestead property and other property is owned by the GRANTOR and his spouse that is homestead property.

BILL GARRETT, Davidson County
Trans:T20120036027 DEEDWARR
Recvd: 05/16/12 12:26 4 pgs
Fees:23.00 Taxes:3061.38

20120516-0042402

Witness my hands this 26th day of April, 2012.

Gary M. Carden

DEBRA VARDELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Gary M. Carden**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of April, 2012.

My Commission expires:
8/5/2013

Debra Vardell
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee being Lots 2 and 2A on plat of the Carden Subdivision of record as instrument No. 20060112-0004698 Register's Office Davidson County, Tennessee.

Being a portion of the same property conveyed to Gary M. Carden by deed from William Stanley King and wife, Nancy King of record as Instrument No. 20050504-0049768 and John W. Smith of record as Instrument No. 20060428-0048936 said Register's Office.

This conveyance is made subject to the following matters:

1. Property taxes for 2012 which have been prorated and are assumed by Grantee.

2. All matters shown on the Plat of record in Instrument No. 2006112-0004698, Register's Office for Davidson County, Tennessee.

3. Easements of record in Book 6255, page 878, and Book 6616, page 81, Register's Office for Davidson County, Tennessee.

4. Joint Driveway Agreement of record in Book 6616, page 86, Register's Office Davidson County, Tennessee.

5. Declaration of Easement of record in Instrument No. 20060428-0048934, Register's Office Davidson County, Tennessee amended by Amendment to Declaration of Easement of record in instrument No. 20060720-0087780, said Register's Office.

6. Grant of Transmission Line Easement to the United State of America of record in Book 1149, page 569 and Book 2240 page 378, Register's Office Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7389, page 142 and Book 7650, page 660, Register's Office Davidson County, Tennessee.

8. Storm water Quality Agreements of record in Instrument No. 20060511-0055468 and Instrument No. 20060511-0055523, Register's Office Davidson County, Tennessee.

9. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20060515-0056567 and Instrument No. 20060825-0105295, Register's Office Davidson County, Tennessee.

10. Conveyances to the Metropolitan Government of Nashville and Davidson County, of record in Book 7230, page 218, Book 7389, page 142, Book 7413, page 348 and Book7650, page 660, Register's Office Davidson County, Tennessee, and

11. All matters as shown on the Plat of record in Plat Book 6250, page 710, Register's Office Davidson County, Tennessee.