This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217

Recording Information:

BILL GARRETT, Davidson County
Trans:T20120065242 DEEDWARR
Recvd: 08/30/12 14:02 2 pgs
Fees:13.00 Taxes:296.00
20120830-0078568

ADDRESS NEW OWNER:
Elizabeth Ann Smith
402 Beth Drive
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Owner

MORTGAGEE:
Rebecca R. Waynick
602 Page Drive
Mt Juliet, TN 37122

MAP **96 5**
GROUP **A**
PARCEL **2.00 & 3.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rebecca R. Waynick** hereinafter called the "GRANTOR", have bargained and sold, and by these presents, do transfer and convey unto **Elizabeth Ann Smith**, and **Odell Binkley, Jr.**, as joint tenants with right of survivorship, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. 2 and 3 of Building A, Level L, on the plan of Cameron Park Office Center, Condominium Office of record in Book 6200, page 49, Register's Office to which plan reference is hereby made for a more complete and accurate description of said units.

Being the same property conveyed to Rebecca R. Waynick by deed from David J. Waynick Instrument no. 20001129-0117041 and Andrew M. Cate dated November 8, 2000, of record in Instrument no. 20001129-0117042, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 6200, page 49, said Register's Office.

This is improved property known as 211 Donelson Pike, Suite 2 & 3, Nashville, Tennessee 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", their heirs and assigns, forever, and,

GRANTOR does covenant with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs 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.

WITNESS my hand this the 27th day of August, 2012.

Rebecca R. Waynick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Rebecca R. Waynick, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of August, 2012.

NOTARY PUBLIC
My Commission Expires:

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of August, 2012.

NOTARY PUBLIC
My Commission Expires: 10/18/15

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY