THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060153**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $162,000.00 Affiant Subscribed and sworn to before me, this 28th day of June, 2013. Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130056511 DEEDWARR
Recvd: 07/03/13 08:36 2 pgs
Fees:13.00 Taxes:599.40
20130703-0068611

WARRANTY DEED

Address New Owner: Kurt R. Swauger 500 Lentz Dr Ste 40 Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 051060B00100CO

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, **Donald E. Cox** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kurt R. Swauger**, ("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 1, MEDICAL DENTAL PLAZA, A HORIZONTAL PROPERTY REGIME, as shown in Master Deed recorded in Instrument No. 20051229-0156181 as corrected in Instrument No. 20060905-0109525 and as shown in Final Condominium Plat for Medical Dental Plaza attached as Exhibit "A" to said Master Deed, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Donald E. Cox by Special Warranty Deed from Thomas E. Stewart, Trustee (22.9891%); Donald E. Cox (24.960%), Kurt R. Swauger (13.509%); John M. Dedmon and wife, Mary K. Dedmon (8.024%); Timothy Blair, D.D.S. (7.0984%), Richard Bryan Carlin, D.M.D. (12.4750%); Sook Kim, D.D.S. (10.6987%), David Lewellen (.07448%) and Sam Castellani, M.D. and wife, Monica Haney-Castellani (.1707%), recorded on the 29th day of December, 2005 in Instrument No. 20051229-0156183, in the Register's Office of Davidson County, Tennessee.

Property is not the marital residence of seller.

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.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GOODPASTURE CENTER, as recorded in Plat Book 4595, Page(s) 147.

Charter of Medical Dental Plaza Owners Association, Inc. of record in Instrument No. 20051228-0155750.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Instrument No. 20051229-0156181 , as corrected in Instrument No. 20060905-0109525.

Possible encroachment set forth in deed recorded in Book 5237, Page 547.

This is improved property located at 500 Lentz Dr 10 Madison, TN 37115.

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 28th day of June, 2013.

Donald E. Cox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald E. Cox, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014