BILL GARRETT, Davidson County
Trans:T20140002830 DEEDWARR
Recvd: 01/14/14 09:26 2 pgs
Fees:13.00 Taxes:462.50

20140114-0003510

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-12023

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

2 NL
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF Dec., 2013.

DeAnna Gwyn
Notary Public

Commission Expiration: 4/4/2014

ADDRESS OF NEW OWNER:
George Wesley Smiley, DDS
500 Lentz Dr # 70
Madison, TN 37115

SEND TAX BILLS TO:
George Wesley Smiley, DDS
500 Lentz Dr #70
Madison, TN 37115

MAP-PARCEL:
051060B-00600C0

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Zach Properties, LLC

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Wesley Smiley, DDS

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 No. 20051229-0156181, 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 on 04/27/2011 by deed from N. Courtney Hollins, Successor Trustee, filed for record on 04/28/2011 in Instrument No. 20110428-0032676, in the Register's Office for Davidson County Tennessee.

Being the same property conveyed to Zach Properties, LLC on 06/15/2012 by deed from Regions Bank, filed for record on 03/16/2012 in Instrument No. 20120316-0022844, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 500 Lentz Drive, Unit 90B, Madison, TN 37115.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 23 day of Dec., 2013.

Zach Properties, LLC

By: Eric Ries
Title: Chief Executive Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, Eric Ries with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Executive Manager of Zach Properties, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Executive Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Chief Executive Manager.

Witness my hand and official seal at office this 23 day of December, 2013.

Deanna Gwyn
Notary Public

Commission Expiration: 4/17/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY