This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
The Focus Group of Tennessee, LLC
2011 Galbraith Drive
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **131-2**
GROUP
PARCEL **170.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Zana Zeigler, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **The Focus Group of Tennessee, LLC and High Arc, LLC**, hereinafter called the GRANTEES, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **2011 Galbraith Drive, Nashville, Tennessee 37215.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless

BILL GARRETT, Davidson County
Trans:T20140066605 DEEDWARR
Recvd: 09/08/14 10:29 3 pgs
Fees:18.00 Taxes:1554.00
20140908-0081962

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 GRANTEE, and 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.

WITNESS my hand this the **4th** day of **September, 2014.**

Zana Zeigler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Zana Zeigler, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of September, 2014.

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-3-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $420,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of September, 2014.

NOTARY PUBLIC

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

My Commission Expires: 7-3-17

14-8851

Exhibit "A"

Land in Davidson County, Tennessee, being Unit A & B of the Homes at 2011 Galbraith Drive, as established in Declaration of Covenants, Conditions, and Restriction for Homes at 2011 Galbraith Drive, a Horizontal Property Regime with Private Elements of record in Inst. No. 20140825-0077000, Register's Office, Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zana Zeigler, by Quitclaim Deed from Robert R. Schiller of record in Instrument no. 20040615-0070730, Register's Office for Davidson County, Tennessee.