BILL GARRETT, Davidson County
Trans:T20150110491 DEEDWARR
Recvd: 12/31/15 13:05 2 pgs
Fees:13.00 Taxes:1846.30
20151231-0131597

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2334

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Perfect Smile Orthodontics, PLLC 2505 Hester Court Nolensville, TN 37135	New Owner	173-00-0-064.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $499,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of December, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Grover R. Dunn and wife, Carolyn A. Dunn,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Perfect Smile Orthodontics, PLLC,** 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, described as follows:

A tract of land in the 5th Civil District of Davidson County, Tennessee, being known as Lot No. 5 on the Map of the Subdivision of a part of the King Property for Herbert L. Bernal, not of record, and described according to a copy of a survey thereof made by H.B. Fowlkes in October, 1946, as follows:

BEGINNING at a point in the easterly margin of the Nolensville Pike at the corner of Lots Nos. 5 & 6; thence with the line between said lots, easterly 759.20 feet to a point; thence South 44 degrees 08 minutes East 199.4 feet to the corner of Lots Nos. 4 & 5; thence with the line between said lot, westerly 725.9 feet to the margin of Nolensville Pike (now called Road); thence with the margin of the same, north 40 degrees 03 minutes West 200 feet to the beginning.

Being the same property conveyed to Grover R. Dunn and wife, Carolyn A. Dunn, by Warranty Deed from Robert L. Johnson and wife, Marie E. Johnson, dated December 8, 1992, of record in Book 8812, page 787, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6220 Nolensville Pike, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. (2) all applicable zoning ordinances (3) Sewer Tap Restriction of record in Instrument No. 2002005-0093669, Register's Office for Davidson County, Tennessee. (4) Sewer and Drainage Easement to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Instrument No. 20020812-0097404, Register's Office for Davidson County, Tennessee. (5) Easement for Water Mains to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Instrument No. 220040116-0006840, Register's Office for Davidson County, Tennessee, and (6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 **24th** day of **December, 2015.**

GRANTOR(S)

Grover R. Dunn

Carolyn A. Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Grover R. Dunn and Carolyn A. Dunn** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **24th** day of **December, 2015.**

Notary Public
My Commission Expires:

