WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

JENNY M. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-SR-15-216-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Solutions Medical Practice Management, LLC	**New Owner**	
(NAME)	(NAME)	**120-10-0-079-00**
216 Pineway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-2607		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEE R. SELBY AND MARSHA L. SELBY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOLUTIONS MEDICAL PRACTICE MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

That certain lot of land located in the 2nd Court District in Davidson County, beginning on the easterly margin of Pineway Drive at the N. W. corner of the lot herein described; thence S 66 deg. 58' E 163.4' with the common line between the property conveyed to Kayo Oil Company by warranty deed recorded in Book 5671, page 132, R.O.D.C.; thence s 23 deg. 2' w 293.3': thence N 57 deg. 58' W 184.3' to a concrete monument in the easterly margin of Pineway Drive; thence with the easterly margin of Pineway Drive, in a northerly direction around a curve to the left 138. 4' , said curve having a radius of 525 feet, to a concrete monument in the end of said curve; thence continuing with the easterly margin of Pineway Drive, N 23 deg. 2' E 125.0 feet to a point of
beginning.

Being the same property conveyed to Lee R. Selby and wife, Marsha L. Selby by Warranty deed from John W. Ellis and Brenda S. Standifier of record in Book 10971, page 304, Register's Office for Davidson County, Tennessee, dated June 05, 1998 and recorded on June 10, 1998.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Notice of Completion of record in Book 11427, Page 827, Recorded April 12, 1999., in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **216 Pineway Drive , Nashville, Tennessee 37217-2607**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20160021040 DEEDWARR
Recvd: 03/15/16 10:08 2 pgs
Fees:13.00 Taxes:1628.00
20160315-0024368

Witness my/our hand(s) this the 14th DAY OF MARCH, 2016.

Lee R. Selby

Marsha L. Selby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE R. SELBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARSHA L. SELBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212