BILL GARRETT, Davidson County
Trans:T20170004304 DEEDQC
Recvd: 01/17/17 12:17 3 pgs
Fees:17.00 Taxes:0.00
20170117-0004831

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Ave, Ste 105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2017.

Notary Public

My Commission Expires:

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lenox Grove, LLC 2505 Hester Ct Nolensville, TN 37135-5013	Lenox Grove, LLC 2505 Hester Court Nolensville, TN 37135	173-64.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Perfect Smile Orthodontics, PLLC,** ("Grantor") does hereby quitclaim and convey unto **Lenox Grove, LLC, a Tennessee limited liability company** ("Grantee"), her heirs their successors and assigns, all of the my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

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 Perfect Smile Orthodontics, PLLC, by Warranty Deed from Grover R. Dunn and wife, Carolyn A. Dunn, dated December 24, 2015, of record in Instrument No. 20151231-0131597, Register's Office for Davidson County, Tennessee.

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

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2017.

Perfect Smile Orthodontics, PLLC,

By: _____

Kevin J. Robinson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin J. Robinson, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the member of Perfect Smile Orthodontics, PLLC, the within named bargainor, a professional limited liability company and that he as such member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Perfect Smile Orthodontics, PLLC, by the said Kevin J. Robinson as its member.

WITNESS my hand and seal at office this 12th day of January, 2017.

Notary Public

My Commission expires: _____

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