WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DANIELLE GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser
Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taylor King DDS Holdings, LLC.	Fidelity Bank	05300001500
(NAME)	(NAME)	
1511 Robinson Rd.	1122 Pace St., 1st Floor	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Convington, Georgia 30017	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170071789 DEEDWARR
Recvd: 08/18/17 09:36 2 pgs
Fees:13.00 Taxes:2201.50
20170818-0084915

FOR AND 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, I, RICHARD W. SPENCER a/k/a RICHARD WAYNE SPENCER, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAYLOR KING DDS HOLDING, LLC., HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 4th Civil District of Davidson County, Tennessee, being a part of Tract No.22 of the unrecorded plan of the holdings of Nashville Industrial Corporation, at Old Hickory, and being further known and identified as Lot No. 5 on the unrecorded map showing the survey for the "Wilson Subdivision", and described according to copy of survey thereof made by Donald A. Ramsay, Registered Engineer, dated April, 1964, as follows: Beginning at a point in the northeasterly margin of the By-Pass Highway to Donelson at the common corner of Lots Nos. 4 and 5; thence with the line between said lots, north 33 deg. 03 min. 30 sec. east 165.03 feet to the southwesterly right-of-way line of the Tennessee Central Railroad; thence with said right-of-way, north 48 deg. 20 min. west 71 feet to a corner of Lot No. 6; thence with the line between Lots Nos. 5 and 6, south 33 deg. 26 min. 30 sec. west 180.65 feet to the margin of said By-Pass Highway; thence with the margin of the same, south 60 deg. 07 min. 30 sec. east 53.2 feet to a point, and continuing south 64 deg. 29 min. 30 sec. east 17.8 feet to the point of beginning.

Being the same property conveyed to Richard W. Spencer by deed from Gordon Lee Hawkins and wife, Donna Louise Hawkins of record in Book 6281, Page 859, Register's Office for Davidson County, Tennessee, and further conveyed to Richard Wayne Spencer by deed from Julia F. Spencer of record in Instrument No. 20050630-0075493, said Register's Office.

INCLUDED in the above description, but expressly excluded from this conveyance is the Right-of-Way for Highway Purposes conveyed to the State of Tennessee by deed of record in Book 4990, Page 152, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1511 Robinson Rd., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 11th day of August, 2017.

the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 11th day of August, 2017.

Richard W. Spencer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of August, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard W. Spencer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/8/21

Notary Public,

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115