THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
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Goodlettsville, Tennessee 37072
(615) 246-2544

Karen Johnson Davidson County
Batch# 190644 DEEDWARR
02/01/2019 09:18:56 AM 3 pgs
Fees: $18.00 Taxes: $591.63
20190201-0009687

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Smiley Tooth Spa, Inc. 500 Lentz Drive, Suite 70 Madison, TN 37115	Same	051-06-0B-005.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RICHARD BRYAN CARLIN, a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto SMILEY TOOTH SPA, INC., a Tennessee corporation ("Grantee"), its successors and/or assigns, Grantor's complete interests in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

LAND in Davidson County, Tennessee, being Unit No. 5, together with the appurtenant interest in the common elements of Medical Dental Plaza, a Horizontal Property Regime established by Master Deed of record as Instrument No. 20051229-0156181, as amended as Instrument No. 20060905-0109525, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

BEING the same property conveyed to Richard Bryan Carlin D.M.D. (also known as Richard Bryan Carlin) by Special Warranty Deed from THOMAS E. STEWART, Trustee (22.9891%); DONALD E. COX (24.960%); KURT R. SWAUGER (13.509%); JOHN M. DEDMON and wife, MARY K. DEDMON (8.024%); TIMOTHY BLAIR, D.D.S (7.0984%); RICHARD BRYAN CARLIN, D.M.D (12.4750%); SOOK KIM, D.D.S (10.6987%); DAVID LEWELLEN (.07448%), and SAM CASTELLANI, M.D. and wife, MONICA HANEY-CASTELLANI (.1707%), of record as Instrument No. 20051229-0156187, said Register's Office.

The Subject Property is improved property known as 500 Lentz Drive, Unit 5, Madison, Davidson County, Tennessee 37115. The Subject Property is conveyed to Grantee subject to (i) taxes and assessment which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all applicable governmental and zoning regulations, (viii) matter which may reveled by a survey, and (ix) all rights and interests of parties in possession as tenants only. The Subject Property is not a principal residence.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, his successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds himself and his successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set his signature, this 30 day of January, 2019.

GRANTOR:

RICHARD BRYAN CARLIN

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, RICHARD BRYAN CARLIN, the within named bargainor, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office in Hendersonville, Tennessee, this 30 day of January, 2019.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 11/22/21

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars ($159,900.00).

AFFIANT

Sworn to and subscribed before me, this 30th day of January, 2019.

Notary Public

My Commission Expires: 10/29/19

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY