LTIC File No.

BILL GARRETT, Davidson County
Trans: T20110030094 DEEDWARRSP
Recvd: 05/20/11 10:08 5 pgs
Fees: 28.00 Taxes: 41810.00
20110520-0038696

STATE OF Ohio
COUNTY OF Richland

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSACTION IS $ 11,300,000.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF May, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 14, 2016

THIS INSTRUMENT PREPARED BY:
Lindsey H. Milam, Esq.
SHUMAKER, LOOP & KENDRICK, LLP
NORTH COURTHOUSE SQUARE
1000 JACKSON
TOLEDO, OHIO 43604

NOTARY PUBLIC STATE OF OHIO

AMANDA D. LINDSEY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires
March 14, 2016

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
PVL Landlord – Belvedere Commons, LLC c/o Health Care REIT, Inc. 4500 Dorr Street Toledo, Ohio 43615	NEW OWNER	Map 86, Parcel 164

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **FKP HERMITAGE SENIOR LIVING LLC**, A FLORIDA LIMITED COMPANY, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PVL LANDLORD – BELVEDERE COMMONS, LLC**, A DELAWARE LIMITED LIABILITY COMPANY, 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:

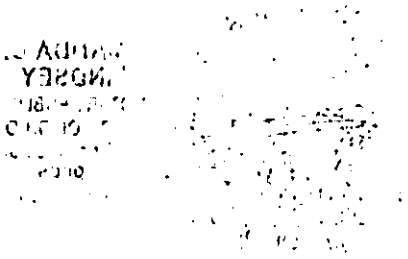
4131 Andrew Jackson Parkway, Hermitage, Tennessee 37076

Please see attached Exhibit "A" for legal description.

This conveyance is made subject to the following:

Please see attached Exhibit "B".

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under the GRANTOR, but no further or otherwise. Whenever used, the singular number shall include the plural, the plural singular, and the use of any gender shall be applicable to all genders.



WITNESS, this the 13 day of May, 2011.

FKP HERMITAGE SENIOR LIVING, LLC,
a Florida limited liability company

By: _____
Kevin Charlton,
Its Authorized Representative

By: _____
Charles Baynes-Reid,
Its Authorized Representative

STATE OF New York }
COUNTY OF New York }

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kevin Charlton and Charles Baynes-Reid, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Authorized Representatives of FKP HERMITAGE SENIOR LIVING LLC, a Florida limited company, and that they, as such Authorized Representatives, executed the foregoing instrument for the purpose therein contained, by signing their names of the company by themselves as Authorized Representatives.

WITNESS my hand and official seal at New York, New York, **this** 13th **day of** May, **2011.**

Katherine Mogg
NOTARY PUBLIC

My Commission Expires: My Commission Expires January 26, 2013

KATHERINE MOGG NOTARY PUBLIC STATE OF NEW YORK

EXHIBIT A

PROPERTY DESCRIPTION

A CERTAIN TRACT OF LAND IN THE 12TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY BOCHASAN SHREE AKSKR PURUSHOTTAM SWAMINARAYAN SANSTHA - SOUTHEAST OF RECORD IN INSTRUMENT No.20070315-0031908 REGISTER' S OFFICE, DAVIDSON COUNTY, TENNESSEE AND O.I.C. STONERS GLEN PH4 OF RECORD IN INSTRUMENT No. 20040115-0006286, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE SOUTHEAST BY THE CSX TRANSPORTATION RAILROAD. BOUNDED ON THE SOUTH BY CHARLES W. AND CECILIA D. MEADOR OF RECORD IN BOOK 9380, PAGE 193, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE WEST BY ANDREW JACKSON PARKWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A CHISELED "X" IN THE EAST RIGHT-OF-WAY OF ANDREW JACKSON PARKWAY, SAID "X" BEING THE SOUTH CORNER OF THE SUBJECT TRACT; THENCE ALONG THE SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 50 MINUTES 09 SECONDS, A RADIUS OF 1462.39 FEET, AN ARC LENGTH OF 200.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 22 MINUTES 55 SECONDS WEST 199.84 FEET TO AN IRON ROD (NEW); THENCE, LEAVING THE EAST RIGHT-OF-WAY OF ANDREW JACKSON PARKWAY WITH THE SAID BOCHASAN SHREE AKSKR PURUSHOTTAM SWAMINARAYAN SANSTHA - SOUTHEAST NORTH 65 DEGREES 53 MINUTES 01 SECONDS EAST 1143.19 FEET TO AN IRON ROD (OLD), SAID ROD BEING A CORNER TO O.I.C. STONERS GLEN PH4; THENCE, WITH O.I.C. STONERS GLEN PH4 SOUTH 81 DEGREES 41 MINUTES 11 SECONDS EAST 236.00 FEET TO AN IRON ROD (OLD) IN THE NORTHWEST RIGHT-OF-WAY OF THE CSX TRANSPORTATION RAILROAD; THENCE, WITH SAID RIGHT-OF-WAY SOUTH 43 DEGREES 59 MINUTES 49 SECONDS WEST 729.26 FEET TO AN IRON ROD (OLD), SAID IRON ROD (OLD) BEING A CORNER TO THE SAID CHARLES W. AND CECILIA D. MEADOR; THENCE, WITH CHARLES W. AND CECILIA D. MEADOR SOUTH 81 DEGREES 54 MINUTES 29 SECONDS WEST 766.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 373,468 SQUARE FEET OR 8.57 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO FKP HERMITAGE SENIOR LIVING LLC, A FLORIDA LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NO. 20071108-013230 AND INSTRUMENT NO. 20071108-0132131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes and assessments not yet due and payable.

2. By Ordinance No. 79-1323, approved May 21, 1979, street name of Old Hickory Blvd. was changed to Andrew Jackson Parkway.

3. Subject to railroad right of way along rear line of subject property.

4. Subject to easement for water main granted First Suburban Utility District of Davidson County, Tennessee in Instrument #20021210-0152163, Registrar's Office, Davidson County, Tennessee.

5. Subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument #20021119-0143155, and Instrument #20050406-0037544, Registrar's Office, Davidson County, Tennessee.

6. Subject to Restrictive Covenants contained in deed of record in Book 3862, Page 896, Registrar's Office, Davidson County, Tennessee.

7. Subject to the rights of tenants in possession as of the date hereof, as tenants only under unrecorded residential leases.