BILL GARRETT, Davidson County
Trans:T20110072272 DEEDWARR
Recvd: 11/16/11 09:14 4 pgs
Fees:23.00 Taxes:7400.00

20111116-0089356

PREPARED BY:
Sandra Adams
12201 Bluegrass Parkway
Louisville, KY 40299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is
$ 2,000,000.00

Affiant

Subscribed and sworn to before me, this 14th **Day of** November, **2011.**

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

Notary Public
My Commission Expires: March 14, 2016

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Number:**
HCRI Tennessee Properties, LLC	**New Owner**	**105-10-4.00**
4500 Dorr Street		**105-10-5.00**
Toledo, Ohio 43615-4040		**105-10-6.00**
		105-10-7.00
		105-10-8.00
		105-10-9.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100ths Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LP NASHVILLE II, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HCRI TENNESSEE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is made subject to:

1. 2011 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees, By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the plat of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.

This is improved property known as 832 Wedgewood Avenue, Nashville, Tennessee 37203.

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 we covenant with the said Grantee 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 I further covenant and bind my successors and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and, against the lawful claims of all person whomsoever.

WITNESS my hand this 8th day of November, 2011.

LP NASHVILLE II, LLC, a Delaware limited liability company

By: LP MANAGER, LLC, a Delaware limited liability company
Its: Manager

By: LPMM, Inc., a Delaware corporation
Its: Manager

By: _____
Jacob Wintner, Secretary

STATE OF)
) SS:
COUNTY OF)

I, the undersigned Notary Public in and for the above State and County, do hereby certify that the foregoing instrument was this day produced to me in said State and County and acknowledge before me by _____, as _____ of , on behalf of the company, who is personally known to me or who has produced _____ as identification.

WITNESS my hand this ____ day of _____, 2011.

(Seal of Notary)

_____
NOTARY PUBLIC

My Commission expires: _____

~ See Attached ~

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles }

On Nov. 8, 2011 (Date) before me, Aida Mikalauskas, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Jacob Wintner (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Aida Mikalauska (Signature of Notary Public)

AIDA MIKALAUSKAS
Commission # 1778804
Notary Public - California
Los Angeles County
My Comm. Expires Dec 5, 2011

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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EXHIBIT A: LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being lots 15, 16, 17, a portion of lot 14 and a portion of an alley, on the Map of Waverly Place, as of record in Plat Book 57, page 95, Register's Office for Davidson County, Tennessee, described more precisely as follows;

Beginning at an iron rod on the northern right-of-way Wedgewood Avenue at the eastern right-of-way of Elliott Avenue and being the southwest corner of the described property; Thence with the right-of-way of Elliott Avenue and a curve to the west, delta of 29 degrees 21' 50", radius of 780.00 feet, length of 399.75 feet, having a chord bearing of N04 degrees 57' 10" W 395.39 feet to an iron rod; Thence leaving said right-of-way, N 70 degrees 21' 55"E 200.00 feet to an iron rod on the western right-of-way of the alley;
Thence with the right-of-way of said alley and a curve to the west, delta of 12 degrees 08' 41", radius of 980.00 feet, length of 207.73 feet, having a chord bearing of S 13 degrees 33' 45" E 207.34 feet to an iron rod;
Thence with the southern right-of-way of said alley, S 83 degrees 18' 13" E 259.12 feet to an iron rod on the western right-of-way of Beech Avenue;
Thence with the right-of-way of Beech Avenue, S 06 degrees 07' 06" W 304.98 feet to a punch hole in the sidewalk on the northern right-of-way of Wedgewood Avenue;
Thence with the right-of-way of Wedgewood Avenue, N 80 degrees 11' 50" W 434.04 feet to the point of beginning; Containing 3.70 acres, more or less; As surveyed September 2, 2010, by L. Steven Bridges, Jr., RLS #1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee 37075.

Being the same property conveyed to LP Nashville II, LLC, a Delaware limited liability company by deed from Lakeshore Estates, Inc., of record in Instrument No. 20110119-0005153, Register's Office for Davidson County, Tennessee.