

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,558,809.69

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF Oct, 2012

NOTARY PUBLIC

My Commission expires: 8/23/16

THIS INSTRUMENT PREPARED BY
Matthew A. Bryan, Sr., 233 Gay Thompson Drive, Canton, Georgia 30115

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
WILLOWVALE NASHVILLE, LLC 1754 TECHNOLOGY DRIVE, STE 135 SAN JOSE, CALIFORNIA 95110	c/o CVS Corporation One CVS Drive Woonsocket, RI 02895 Attn: Property Administration Dept, Store No. 6433	072-14-0-031.00

BILL GARRETT, Davidson County
Trans:T20120077646 DEEDWARRSP
Recvd: 10/12/12 10:16 4 pgs
Fees:23.00 Taxes:13167.60
20121012-0093568

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged, VILLA CAPRI OF NASHVILLE, LLC, a Georgia limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto WILLOWVALE NASHVILLE, LLC, a California limited liability company, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A ("Land")

This conveyance is made subject to those matters affecting title to the Land and the Improvements that are described in Exhibit B attached hereto and made a part hereof for all purposes

This is improved property located at 2516 Gallatin Road, Nashville, TN 37206.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 9 day of October, 2012.

GRANTOR:

VILLA CAPRI OF NASHVILLE, LLC,
a Georgia limited liability company

By: _____
David S. Petro, Manager

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David S. Petro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of Villa Capri of Nashville, LLC, the within named bargainor, a limited liability company, and that he, as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal at this 9 day of October, 2012.

_____
Notary Public

Commission expires: 12-16-2014

AMANDA JUDY NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA

EXHIBIT A

LEGAL DESCRIPTION

NASHVILLE, TN
STORE NO. 6433

A tract of land in the Seventh Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being the easterly part of Lot No.3 and the Northerly part of the Last part of Lot No.2, all of Lots Nos. 4 and 5, and the Northerly 150 feet of Lot Nos. 6, 7 and 8, as shown on the Plat of NJ. Gibson's Addition, Lot No.2 of Cahal Plan of record in Book 161, page 165, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee, 37206, Job Number 2001-067, Work Order 6750, and proceeding as follows:

Beginning at a drill hold in concrete (old) in the easterly right of way line of Gallatin Pike (U.S. 31- E), a 75 foot right of way, at the intersection of the easterly right of way line of said Gallatin Pike and the southerly right of way line ofCahal Avenue, a 50 foot right of way thence;

1. With the southerly right of way line ofCahal Avenue, South 8730'00" East, 295.06 feet to a P .K. N ail (old) in the westerly line of a 15 foot alley; thence,

2. Leaving the southerly right of way lien of Cahal Avenue with the westerly line of said Alley, South 02°23'49" West, 150.01 feet to a P.K. Nail (old) at the northeast property comer of East Side Church of Christ of record in Book 6473, page 194, Register's Office for Davidson County, Tennessee; thence,

3. With the northerly property line of East Side Church of Christ, North 87°29'56" West, 148.06 feet to a P.K. Nail (old); thence,

4. South 02°31 '26" West, 15.98 feet to a P.K. Nail (old); thence,

5. North 87°29'43" West, 197.99 feet to a P.K. Nail (old) on the easterly right of way line of said Gallatin Pike; thence,

6. With the easterly right of way line of Gallatin Pike, North 19°29'52" East, 173.55 feet to the point of beginning.

Being the same property conveyed to VILLA CAPRI OF NASHVILLE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, by deed from SCP2002E-63, LLC, of record as Instrument No. 20040329-0035105, said Register's Office

EXHIBIT B

NASHVILLE, TN
STORE NO. 6433

1. Taxes for 2012: A lien, due and payable, but not yet delinquent.

2. Utility Easement retained by the Metropolitan Government of Nashville and Davidson County in Council Bill No. 065-720