Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Creekside Property Investment, LLC 3555 Keith St, N.W., Suite 101 Cleveland, Tennessee 37312	Map 51-7, Parcel 38.01 Map 51-7, Parcel 42	Same
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **IMPERIAL GARDENS HEALTH AND REHABILITATION, LLC,** a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **CREEKSIDE PROPERTY INVESTMENT, LLC,** a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"). Said property is transferred subject to the limitations, restrictions, and permitted encumbrances set forth on Exhibit B, attached hereto.

BILL GARRETT, Davidson County
Trans:T20130071181 DEEDWARRSP
Recvd: 08/19/13 10:26 5 pgs
Fees:28.00 Taxes:11016.38
20130819-0086790

STATE OF TENNESSEE
COUNTY OF HAMILTON

The actual consideration or value, whichever is greater, for this transfer is $2,977,400.00.

CLAIRE TULEY
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

Amy W. Mahne
Affiant

Subscribed and sworn to before me this 15th day of August, 2013.

Claire Tuley
Notary Public

My Commission Expires: 12/20/2016

Return to: Fidelity National Title Group
6840 Carothers Parkway
Suite 200
Franklin, Tennessee 37067

7/3197664.1
103445-420

This is improved property located on 306 W Due West Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, the Grantor has executed this Deed this ____ day of August, 2013.

IMPERIAL GARDENS HEALTH AND REHABILITATION, LLC

By: _____
Scott Burleyson, President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Mary V. Mankin, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Scott Burleyson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Imperial Gardens Health and Rehabilitation, LLC and as such President is authorized to execute this instrument on behalf of Imperial Gardens Health and Rehabilitation, LLC.

WITNESS my hand and seal at office in Brentwood, Tennessee this 14 day of August, 2013.

Mary V Mankin
Notary Public

My Commission Expires:
2/24/14

MARY V. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

7/3197664.1
103445-420

EXHIBIT A

Legal Description

Being a parcel of land in Nashville, General Services District, Third Councilmanic District, Davidson County, Tennessee, being generally located north of Due West Avenue and east of Saunders Avenue, being property conveyed to Imperial Manor Convalescent Center, LLC, a Tennessee limited liability company, by Deed of record in Book 10814, Page 522, R.O.D.C., and being more particularly bounded and described as follows:

Beginning at a new iron pin in the north right-of-way line of Due West Avenue at the southwest corner of property shown on the plat of Resubdivision of part of Lot No.1 and Lot No. 2, Stratton Place Subdivision of record in Plat Book 5190, Page 75, R.O.D.C.;

THENCE, with the north right-of-way line of Due West Avenue, N 89° 18' 33" W, 18.55 feet to a point at the beginning of a curve to the right;

THENCE, with said northerly right-of-way line and along said curve to the right 81.48 feet to a new iron pin in the southeast corner of property conveyed to J.D. Elliott, et ux by deed of record in Book 7574, Page 117, R.O.D.C., said curve having a central angle of 00° 51' 10", a radius of 5473.93 feet, a tangent of 40.74 feet and a chord of N 88° 52' 58" W 81.48 feet;

THENCE leaving said right-of-way and with the east line of said Elliott property, N 02° 19' 49" E, 581.96 feet to an existing iron pin in the northeast corner of said Elliott property;

THENCE, with the north line of said Elliott property, S 73° 29' 20" W, 149.50 feet to an existing iron pin in the east line of Section Four, Pleasant Acres of record in Plat Book 2133, Page 21, R.O.D.C.;

THENCE, along the east line of Lots 29 and 30 of said Section Four, N 02° 25' 28" E, 307.99 feet to an existing concrete monument in the northeast corner of said Lot 30;

THENCE, along the north line of said Lot 30, N 86° 03' 04" W, 312.26 feet to a new iron pin in the east right· of-way line of Saunders Avenue;
THENCE, along said east right-of-way line, N 03° 44' 56" E, 20.00 feet to an existing concrete monument in the southwest corner of Lot 31 of said Section Four, Pleasant Acres;

THENCE, along the south line of said Lot 31, S 86° 03' 29" E, 311.68 feet to an existing concrete monument in the southeast corner of said Lot 31;

THENCE, along the east line of Lots 31 through 34 of said Section Four, Pleasant Acres, the following calls;

N 03° 59' 47" W, 152.81 feet to an existing concrete monument;

N 02° 04' 19" E. 159.95 feet to an existing concrete monument;

N 07° 39' 57" W. 297.93 feet to a new iron pin in the southwest corner of Lot 47, Section Two, Pleasant Acres of record in Plat Book 2133, Page 75, R.OD.C.;

THENCE, along the southern line of Lots 47 through 51 of said Section Two, the following calls;

S 86° 09' 01" E, 264.35 feet to an existing concrete monument;

S 87° 38' 50" E, 278.48 feet to an existing concrete monument in the west line of property conveyed to Carlene Carter by deed of record in Book 9475, Page 122, R.O.D.C.;

THENCE, along the west line of said Carter property the following calls;

S 03° 11' 46" W. 213.34 feet to an existing concrete monument;

S 05° 06'09" W. 308.82 feet to an existing iron pipe;

S 07° 08' 51" E, 43.47 feet to an existing iron pin;

S 40° 53' 46" W. 302.19 feet to an existing concrete monument in the northwest corner of Resubdivision of Part of Lot No.1 and Lot No.2, Stratton Place Subdivision of record in Plat Book 5190, Page 75, R.O.D.C.;

THENCE, along the west line of said Stratton Place Subdivision the following calls:

S 39° 51' 41 " W. 53.95 feet to an existing iron pin;

S 02° 20' 35" W. 613.86 feet to the point of beginning;

Containing 454,424 square feet or 10.43 acres, more or less.

Being the same property conveyed to Imperial Manor Convalescent Center, LLC, a Tennessee limited liability company in Book 10814, Page 522 Register's Office for Davidson County, TN. The said Manor Convalescent Center, LLC has since changed its name to Imperial Gardens Health and Rehabilitation, LLC by Articles of Amendment of record in Instrument No. 20120921-0086054, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2013 a lien, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3855, page 786, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5448, page 735, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5448, page 754, said Register's Office.

5. Right of Way Easement of record in Book 6024, page 762, said Register's Office.

6. Grant of Egress Easement of record in Book 7493, page 475, said Register's Office.

7. Subject to the following matters shown on the survey by Judy L. Judson, TN RLS 1935, of Barge, Waggoner Sumner & Cannon, Inc., dated February 25, 1998, revised October 4, 2012, and last revised August 13, 2013:

    1. All underground utilities
    2. Fence crosses the west boundary line.