OWNER/RESPONSIBLE TAXPAYER:
Radnor Investments, LLC
900 S. Gay Street Suite 2000
Knoxville, TN 37902

THIS INSTRUMENT PREPARED BY:
Croley, Davidson & Huie, PLLC
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
(140618)

CLT No. 133-02003500; CLT No. 133-02003600; CLT No. 133-02003700; CLT No. 133-02003800; CLT No. 133-02038000; CLT No. 133-02038100; CLT No. 133-02003100

BILL GARRETT, Davidson County
Trans:T20140058560 DEEDWARRSP
Recvd: 08/11/14 10:36 6 pgs
Fees:33.00 Taxes:35150.00
20140811-0072057

SPECIAL WARRANTY DEED

THIS INDENTURE made as of the 8th day of August, 2014, between **U.S. RETIREMENT CONCEPTS, LTD., a Tennessee general partnership**, First Party, and **RADNOR INVESTMENTS, LLC, a Tennessee limited liability company**, Second Party.

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

Tract 1:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin at the southwest end of the northwesterly return curve at the intersection of Thuss Avenue, a 50-foot road, and McCombs Avenue, a 50-foot road; thence, with the north right-of-way line of Thuss Avenue N 83° 18' 33" W 378.59 feet to a nail; thence, with the east boundary line of the property of Our Lady of Guadalupe Catholic Church as recorded in Instrument No. 20110331-024889, R.O.D.C., Tennessee N 6° 41' 27" E 46.71 feet to a nail; thence, N 22° 21' 00" W 117.37 feet to a nail; thence, northeastwardly, 64.79 feet along the arc of a curve to the right having a radius of 31.50 feet, a central angle of 117° 50' 40", and a chord bearing and distance of N 36° 34' 20" E 53.96 feet to a nail; thence, with the end of a 20 foot alley S 4° 51' 12" W 20.00 feet to a nail; thence, with the south right-of-way line of the alley S 84° 29' 20" E 408.24 feet to a nail; thence, southeastwardly, 31.19 feet along the arc of a return curve to the right having a radius of 20.00 feet, a central angle of 89° 21' 10" feet, and a chord bearing and distance of S 39° 48' 45" E 28.12 feet to an iron pin; thence with the west right-of-way line of McCombs Avenue S 4° 51' 12" W 139.44 feet to an existing concrete monument; thence southwestwardly, 40.07 feet along the arc of a return curve to the right having a radius of 25.00 feet, a central angle of 91° 50' 15", and a chord bearing and distance of S 50° 46' 33" W 35.92 feet to the point of beginning and containing 77,330 Square Feet or 1.78 Acres.

Tract 2:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin at the northwest end of the southwesterly return curve at the intersection of Sunrise Avenue, a 50-foot road, and McCombs Avenue, a 50 foot road; thence, southeastwardly, 38.98 feet along the arc of the return curve to the right having a radius of 25.00 feet, a central angle of 89° 20' 32", and a chord bearing and distance of S 39° 49' 04" E 35.15 feet to an iron pin; thence, with the west right-of-way line of McCombs Avenue S 4° 51' 12" W 115.05 feet to an iron pin; thence, southwestwardly, with the north right-of-way line of a 20-foot alley, 31.65 feet along the arc of a return curve to the right having a radius of 20.00 feet, a central angle of 90° 39' 28", and a chord bearing and distance of S 50° 10' 56" W 28.45 feet to an "x" on curb; thence, with the north right-of-way line of the alley N 84° 29' 20" W 379.77 feet to an "x" on curb; thence, with the east boundary line of the property of Our Lady of Guadalupe Catholic Church as recorded in Instrument No. 20110331-024889, R.O.D.C., Tennessee N 4° 51' 12" E 160.00 feet to an iron pin; thence with the south right-of-way line of Sunrise Avenue S 84° 29' 20" E 375.29 feet to the point of beginning and containing 63,777 Square Feet or 1.46 Acres.

Tract is a portion of Lot 38 ½ and all of Lots 37 and 38 on the plan of Sunrise, P.S. Stump's Subdivision as recorded in Plat Book 332, Page 107, and is all of Lots 32, 33, 34, 35, and 36 on the plan of Sunrise, P.S. Stump's Subdivision as recorded in Plat Book 421, Page 17, R.O.D.C., Tennessee. Tract is all of Tracts II, III, IV, and V of the property of U.S. Retirement Concepts, Inc. as recorded in Deed Book 7090, Page 550 and contains all of Lot 2, Radnor Baptist Church as recorded in Plat Book 4955, Page 43, R.O.D.C., Tennessee.

Easement Description:

An easement across Tract I benefiting an adjoining tract in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee more particularly described as follows:

Beginning at a nail set on the north right-of-way line of Thuss Avenue, a 50-foot road, that is N 83° 18' 33" West 378.59 feet from an iron pin set at the southwest end of the northwesterly return curve at the intersection of Thuss Avenue and McCombs Avenue, a 50-foot road; thence with the east boundary line of the property of Radnor Baptist Church as recorded in Deed Book 5004, Page 107, and Deed Book 5062, Page 669, R.O.D.C., Tennessee N 6° 41' 27" E 46.71 feet to a nail set; thence, N 22° 21' 00" W 117.37 feet to a nail set; thence, northeastwardly, 64.79 feet along the arc of a curve to the right having a radius of 31.50 feet, a central angle of 117° 50' 40", and a chord bearing and distance of N 36° 34' 20" E 53.96 feet to a nail set; thence, with the end of a 20 foot alley S 4° 51' 12" W 20.00 feet to a nail set; thence, with the south right-of-way line of the alley S 84° 29' 20" E 4.00 feet to a nail set thence, southwestwardly, with a line serving Tract I, 24.69 feet along the arc of a curve to the left having a radius of 12.00 feet, a central angle of

117° 51' 40", and a chord bearing and distance of S 36° 34' 50" W 20.56 feet; to an iron pin set thence, S 22° 21' 00" E 135.33 feet; to a nail set thence, S 6° 41' 27" W 40.06 feet; to an iron pin set thence, with the north right-of-way line of Thuss Avenue N 83° 18' 33" W 30.00 feet to the point of beginning and containing 5,184 Square Feet or 0.119 Acres.

This property is described according to a survey dated May 17, 2014 by Patrick S. Coode, R.L.S. #855, 144 Spring Valley Road, Nashville, Tennessee 37214, bearing File #214-022.

Being the same property conveyed to U.S. Retirement Concepts, Ltd., a Tennessee general partnership by Quitclaim Deed from U.S. Retirement Concepts, LLC, a Tennessee limited liability company, dated July 10, 2013 and recorded as Instrument No. 20130710-0071439 in the Davidson County Register of Deeds Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Party, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This conveyance is made subject to 2014 taxes, which shall be prorated as of the date of closing, and which First Party assumes and agrees to pay, and the matters set forth on **Exhibit "A"** attached.

First Party covenants that it is lawfully seized in fee simple of the premises and that it has a good and lawful right to sell and convey the same. First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed as of the day and year first above written.

U.S. RETIREMENT CONCEPTS, LTD.,
a Tennessee general partnership

By: _____
Randall Durham, General Partner

By: Tammy Durham Enterprises, Inc.,
General Partner

By: _____
Tammy Durham, President

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared **Randall Durham,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of **U.S. RETIREMENT CONCEPTS, LTD.**, the within-named bargainor, a Tennessee general partnership, and that he, as such General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the general partnership by himself as such General Partner.

WITNESS my hand and seal at office on this the 7 day of August, 2014.

Traci Sellers
Notary Public

My Commission Expires:
3-6-18

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Tammy Durham**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the President of **Tammy Durham Enterprises, Inc.**, which is the General Partner of **U.S. RETIREMENT CONCEPTS, LTD.**, the within named bargainor, a Tennessee general partnership, and that she as such President of the General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Tammy Durham Enterprises, Inc., as General Partner of U.S. Retirement Concepts, Ltd.

WITNESS my hand and official seal at office this 7 day of August, 2014.

Traci Sellers
Notary Public

My Commission Expires:
3-6-18

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 9,500,000.00 .

Affiant

Subscribed and sworn to before me this 8th day of August, 2014.

Notary Public

My Commission Expires: 4-24-2017

BLOUNT COUNTY SUZETTE BYRD NOTARY PUBLIC STATE OF TENNESSEE

EXHIBIT "A"

1. Grant of Easement by and between Comcast of Nashville I, LLC and U.S. Retirement Concepts, Ltd. dated March 5, 2014 and recorded as Instrument No. 20140328-0025599 in the Davidson County Register's Office.

2. Plat of record in Plat Book 4955, page 43, Register's Office for Davidson County, Tennessee discloses the following:
   (a) limited access points to both Sunrise Avenue and Thuss Avenue; and
   (b) additional 8 foot dedication of a strip of land increasing an alley to 20 feet in width.

3. Restrictive Covenants from Hugh Grist Walling and Robbie Bell Walling dated May 10, 1941 and recorded in Book 1181, page 152, in the Davidson County Register's Office, deleting, however, any covenant or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, marital status, ancestry, disability, handicap, familial status or national origin unless to the extent such covenant, condition, or restriction violates 42 U.S.C. Section 3604(c).

4. PCS Site Agreement of record in Book 9982, page 618, said Register's Office.

5. Easements contained in Warranty Deed from Radnor Baptist Towers, Inc. to U.S. Retirement Concepts, Inc., dated May 21, 1986 and recorded on December 31, 1986 in Book 7090, page 550 and easements contained in Warranty Deed from U.S. Retirement Concepts, Inc. to U.S. Retirement Concepts, Ltd., dated January 5, 1989 and recorded on January 5, 1989 in Book 7745, page 256, both of record in the Register's Office, Davidson County, Tennessee.

6. Rights of tenants in possession, as tenants only, under unrecorded residential leases of two years or less.