This instrument was prepared by:
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BILL GARRETT, Davidson County
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SPECIAL WARRANTY DEED

FROM: COLONY MANOR, LIMITED PARTNERSHIP, a Tennessee limited partnership, a/k/a COLONY LTD, Grantor

TO: AHJ COLONY MANOR, LLC, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
AHJ Colony Manor, LLC 302 Adams Lane Mt. Juliet, Tennessee 37122	Same	25-64.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is SIX MILLION THREE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($6,365,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of January, 2015.

LINDA A. MCCRAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2015

Notary Public
My Commission Expires: March 8 2016

FOR AND IN CONSIDERATION OF the sum of SIX MILLION THREE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($6,365,000.00), the receipt and sufficiency of which are hereby acknowledged, COLONY MANOR, LIMITED PARTNERSHIP, a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto AHJ COLONY MANOR, LLC, a Tennessee

limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Goodlettsville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 825 South Dickerson Road, Goodlettsville, Davidson County, Tennessee 37072.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B. The Property is sold in its "AS IS WHERE IS CONDITION SUBJECT TO ALL FAULTS."

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 7 day of January, 2015.

GRANTOR:

COLONY MANOR, LIMITED PARTNERSHIP, a Tennessee limited partnership

By: HM MANAGEMENT COMPANY, INC., a Tennessee corporation, its General Partner

By: Dianne M. Prosser
DIANNE M. PROSSER
President

STATE OF TENNESSEE)
)
COUNTY OF LINCOLN)

Before me, Wanda Barnes, a Notary Public of said County and State, personally appeared DIANNE M. PROSSER, 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 President of HM MANAGEMENT COMPANY, INC., a Tennessee corporation, the General Partner of COLONY MANOR, LIMITED PARTNERSHIP, the within named bargainor, a Tennessee limited partnership, and that she as such President of the General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as President of the General Partner.

Witness my hand and seal, at Office in Fayetteville, Tennessee, this 7th day of January, 2015.

Wanda Barnes
Notary Public
My Commission Expires: 4/1/16

STATE OF TENNESSEE NOTARY PUBLIC WANDA BARNES LINCOLN COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land in Davidson County, Tennessee located on the West side of Dickerson Pike (being also known as U.S. Highway 41 and 31W) and shown as Lot No. 4 on the plat of Cherry Tree Subdivision as of record in Book 5200, page 78, Register's Office of Davidson County and more particularly described as follows:

Beginning at an iron pin in the Western margin of Dickerson Pike, located North 19° 31' 23" West, 254 feet from the North intersection of the right of way margin of Old Dickerson Pike with the West right of way margin of Dickerson Pike, said beginning point also being a common point with the Northeast corner of Lot No. 2 of Cherry Tree Subdivision as of record in Book 5200, page 78, Register's Office, Dickerson Pike and with the North boundary of Cherry Tree Subdivision, crossing a portion of 100 foot T.V.A. Easement as of record in Book 1153, page 645, Register's Office, Davidson County, Tennessee, North 70° 28' 37" West, 294.28 feet to an iron pin; thence, across the remainder of said easement, South 19° 31' 23" West, 33.15 feet to an iron pin in the North boundary line of Nashville Electric Service property, as of record in Book 2291, page 153, Register's Office, Davidson County, Tennessee, and a common corner with said Cherry Tree Subdivision; thence, leaving said Cherry Tree Subdivision and with N.E.S. North boundary line North 50° 00' 12" West, 63.92 feet to an iron pin in concrete; thence with N.E.S. North boundary line North 50° 00' 12" West, 63.92 feet to an iron pin in concrete; thence with N.E.S. line South 39° 58' 45" West, 85.08 feet to a concrete monument in a fence line in the North line of the Frank G. Ball property as of record in Book 2639, page 607, Register's Office, Davidson County, Tennessee; thence leaving N.E.S. with a fence line and Hall's North line, North 50° 02' 38" West, 1113.59 feet to a concrete monument being a common corner with the C.H. Ellis property as of record in Book 972, page 272, Register's Office, Davidson County, Tennessee; thence, leaving said Hall's North line and with Ellis' South line South 88° 43' 02" East, 957.36 feet to an iron pin; thence, South 6° 52' 49" West, 321.87 feet to an iron pin; thence, leaving said fence line, South 72° 43' 41" East, 40.77 feet to an iron pin in the Northwest corner of Lot No. 1 of said Cherry Tree Subdivision; thence leaving said Ellis' property and with the West line of Lot No. 1 crossing a portion of said T.V.A. easement South 19° 31' 23" West, 139.18 feet to an iron pin; thence, leaving said T.V.A. easement and with the South line of said Lot No. 1 South 70° 28' 37" East, 294.28 feet to an iron pin in the West margin of Dickerson Pike, and said iron pin also being the Southeast corner of Lot No. 1 of Cherry Tree Subdivision; thence, leaving said Lot No. 1 and with the West margin of Dickerson Pike, South 19° 31' 23" West, 50.00 feet back to the point of beginning.

Being the same property conveyed to Colony, LTD., a Tennessee limited partnership by Deed from Dan F. Sanders, William H. Bell, Jr. and James W. Ayers, dated June 21, 1983 and of record in Book 6079, page 640, Register's Office for Davidson County, Tennessee. Colony, LTD. and Colony Manor, Limited Partnership are in fact one and the same entity. Pursuant to Affidavit of record as Instrument No. 20040323-0032643, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2015, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 5200, page 78, said Register's Office.

3. Property is subject to Web Service Company, Inc. Lease (laundry rooms) of record in Book 9464, page 2, said Register's Office.

4. Property is subject to an easement for transmission lines granted to U.S.A. - T.V.A. of record in Book 153, page 645, said Register's Office.

5. Property is subject to easement for sanitary sewer granted to City of Goodlettsville of record in Book 4956, page 123, said Register's Office.

6. Property is subject to an easement for ingress/egress to Vanco, Inc. of record in Book 5298, page 323, said Register's Office.

7. Property is subject to an easement for sanitary sewer granted to City of Goodlettsville of record in Book 9652, page 578, said Register's Office.

8. Property is subject to rights of tenants under unrecorded leases.

9. Matters shown on the ALTA survey dated December 22, 2014 and prepared by Ted J. Stevenson, II of Ragan Smith, TN RLS No. 2136 and designated as Job No. 14163.