Davidson County DEEDWARR
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Fees:23.00 Taxes:814.00
20150120-0005665

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37205** **615-383-0711** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31516-11-2013**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Affiant Subscribed and sworn to before me, 16th day of January, 2015. Shellie M. Watson Notary Public My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 33891 SHELLIE M. WATSON Commission Expires Dec. 16, 2015 RANKIN COUNTY

LIMITED WARRANTY DEED

Address New Owner: Starcare of Tennessee Inc 25 Century Blvd. Suite 501 Nashville, TN 37214	**Send Tax Bills To:** Didacus Onodingene 25 Century Blvd., Suite 501 Nashville, TN 37214	**Tax Information:** Map and Parcel No.: PART OF 095 000 10900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Century Capital Investors N, L.P., a Tennessee limited partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Starcare of Tennessee Inc, a Tennessee corporation** ("Grantee"), its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 2540 Perimeter Place Drive, Nashville, TN, 37214.

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

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it 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.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 16th day of January, 2015.

Century Capital Investors N, L.P.
a Tennessee limited partnership
By: Miss-Georgia Corporation
a Mississippi corporation
as its General Partner

By: _____
William C. Lehr, as its
Senior Vice President and
Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named William C. Lehr, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Senior Vice President and Chief Financial Officer of Century Capital Investors N, L.P., a Tennessee limited partnership, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 16th day of January, 2015.

Shellie M. Watson
Notary Public
My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 33891 SHELLIE M. WATSON Commission Expires Dec. 16, 2015 RANKIN COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Century Capital, as of record in Instrument No. 20141219-0116185, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, and which is more particularly described as follows:

POINT OF BEGINNING being a point on the westerly right of way of Perimeter Place Drive, also being the southwest corner of AVR, L.P., D/B/A Hyperion of Tenn., as recorded in Instrument No. 200209090108927, Register's Office for Davidson County, Tennessee; thence along a curve to the left with said right of way having a length of 152.16 feet, a radius of 359.15 feet, a delta of 24°16'25", a tangent of 77.24 feet, and having a chord bearing and distance of South 28°37'25" West 151.02 feet to a point; thence South 16°29'13" West 41.57 feet to a point; thence along a curve to the left having a length of 82.00 feet, a radius of 402.73 feet, a delta of 11°39'59", a tangent of 41.14 feet, and having a chord bearing and distance of South 10°39'13" West 81.86 feet to a point; thence leaving said right of way North 42°07'44" West 389.36 feet to a point; thence South 89°10'10" East 193.88 feet to a point; thence North 16°34'43" East 92.06 feet to a point; thence South 49°09'27" East 185.50 feet to the point of beginning.

Containing 54,450 square feet or 1.25 acres.

Being a part of the same property conveyed to Century Capital Investors N, L.P., a Tennessee limited partnership, by Quitclaim Deed dated December 28, 1994, from Century Capital Investors, Inc., a Tennessee corporation, of record in Book 9558, page 887, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2015 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Century City of record in Book 6504, page 723, amended in Book 8048, page 30, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Century City Owners Association of record in Book 9620, page 926, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Century City Owners Association of record in Book 8521, page 814, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 894, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5800, page 314, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20141219-0116185, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6335, page 718; (Book 4322, page 473, exceptions to easement of record in Book 6764, page 105); Book 8131, page 937; Book 8131, page 941; Book 8528, page 926; and Book 8425, page 392, Register's Office for Davidson County, Tennessee.
9. Easement for sign of record in Book 9620, page 928, Register's Office for Davidson County, Tennessee.
10. Easement for transmission lines of record in Book 1291, page 291; Book 3435, page 235; and Book 7309, page 342, Register's Office for Davidson County, Tennessee.
11. Rights of upper and lower riparian owners in and to the waters of Sims Branch crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
12. Title to that portion of the subject property embraced within the bounds of any roads, highways, or public rights-of-way.
13. Lack of right of access to and from Interstate 40.
14. Memorandum of Agreement recorded in Book 5979, page 992, Register's Office for Davidson County, Tennessee.
15. Agreement of record in Book 7056, page 688, Register's Office for Davidson County, Tennessee.
16. The encroachment of playground equipment and a volleyball court serving the Sheffield Court Apartments along a portion of the northwesterly property line

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

