THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27232-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Lose & Associates, Inc. 3100 West End Avenue Suite 1050 Nashville, Tennessee 37203-1348	New Owner	119-09-0-151-00

BILL GARRETT, Davidson County
Trans:T20150062496 DEEDWARR
Recvd: 07/30/15 08:52 4 pgs
Fees:23.00 Taxes:3145.00
20150730-0074979

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **TENNESSEE HEALTH CARE ASSOCIATION**, a Tennessee nonprofit corporation (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **LOSE AND ASSOCIATES, INC.**, a Tennessee corporation (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

TRACT ONE - LAND in Davidson County, Tennessee, being parts of Lots Nos. 8 and 9 on the map of Parkway Subdivision, as of record in Book 974, Page 62, Register's Office for said County, being Lot No. 7 on the revised map of Lots Nos. 4 to 12 inclusive of Parkway Subdivision, not of record, described according to a survey made by Russell Dixon and J. Bruff Wilson, surveyors, May 23, 1950, as follows:

BEGINNING on the westerly margin of Foster Avenue, at the Northeast corner of the property conveyed to Harold G. Witmer and wife, by deed from E.B. Woodroff and wife, of record in Book 1916, Page 405, said Register's Office, being the corner of Lots Nos. 6 and 7; thence, with the line between said two lots, westwardly 185 feet; thence, northwardly 75.6 feet to the corner of Lots Nos. 7 and 8; thence, with the line between said two lots, eastwardly 190.5 feet to the westerly margin of Foster Avenue; thence, with same, southwardly 75 feet to the BEGINNING.

BEING all of the same property conveyed to Tennessee Nursing Home Association, a Tennessee Corporation by deed dated January 5, 1972, from Brentwood Center Realty Co., Inc. of record in Book 4566, Page 593, said Register's Office for Davidson County, Tennessee. The said Tennessee Nursing Home Association, a Tennessee Corporation having changed their name to Tennessee Health Care Association by Articles of Amendment to the Charter of Record in Book 5074, Page 637.

TRACT TWO - LAND in Davidson County, Tennessee, being part of Lot No. 6, all of Lot No. 7 and part of Lot No. 8 on the map of Parkway Subdivision, as of record in Book 974, Page 62, Register's Office for said County, being Lot No. 6 on the revised Map of Lots

Nos. 4 to 12 inclusive of Parkway Subdivision, not of record, described according to a survey made by Russell Dixon and J. Bruff Wilson, Surveyors, May 23, 1950, as follows:

BEGINNING on the westerly margin of Foster Avenue, at a point 75 feet north of the Northeast corner of the property conveyed to Victor H. Campbell and wife, by deed from E.B. Woodroff and wife, of record in Book 1908, Page 105, said Register's Office, being the corner of Lots Nos. 5 and 6; thence, with the line between said two lots, westwardly 179.5 feet to the easterly boundary line of Coleman Park; thence, with said line, North 4 deg. 30 min. West 75.6 feet to the corner of Lots Nos. 6 and 7; thence, with the line between said two lots, eastwardly 185 feet to the westwardly margin of Foster Avenue; thence, with said avenue, southwardly 75 feet to the BEGINNING.

BEING all of the same property conveyed to Tennessee Health Care Association, a Tennessee Not-for-Profit Corporation by Deed dated February 15, 1985, from Harold G. Witmer and wife, June E. Witmer, of record in Book 6493, Page 303, said Register's Office for Davidson County, 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 covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of July, 2015.

TENNESSEE HEALTH CARE ASSOCIATION,
a Tennessee nonprofit corporation

By: _____
Name: Jesse Samples
Its: Executive Director

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jesse Samples with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of TENNESSEE HEALTH CARE ASSOCIATION, a Tennessee nonprofit corporation, the within-named bargainor, and that he as such Executive Director being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Director.

WITNESS my hand, at office this 28th day of July, 2015.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me this
28th day of July, 2015.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, not yet due and payable. Map/Parcel 11909015100.

2. The Plan of record in Book 974, Page 62, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.