THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC..
2927 Berry Hill Drive
Nashville, Tennessee 37204

27527-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sean and Jacqueline McDonald c/o Oxford Property Management, Inc. Suite 102 277 Wilson Pike Circle Brentwood, Tennessee 37027-3201	New Owner	119-09-0-152-00

BILL GARRETT, Davidson County
Trans:T20150075597 DEEDWARR
Recvd: 09/04/15 09:38 3 pgs
Fees:18.00 Taxes:974.95
20150904-0090277

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, 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 **SEAN MCDONALD AND WIFE, JACQUELINE MCDONALD** (hereinafter referred to as the "**Grantees**"), their heirs, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being parts of lots 9, 10 and 11 on the map of Parkway Subdivision of record in Plat Book 974, Page 62 at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set on the westerly right-of-way line of Foster Avenue, 50 feet in width at a corner common with the property of Tennessee Health Care Associates of record in Book 4566, Page 593 at the Register's Office for Davidson County, Tennessee; thence, leaving the westerly right-of-way line of Foster Avenue with the northerly property line of Tennessee Health Care Associates, North 86 deg 38 min 26 sec West, 190.50 feet to an existing iron rod on the easterly property line of Metro Government Coleman Park, of record in Book 936, Page 630 at the Register's Office for Davidson County, Tennessee; thence, with the easterly property line of said Metro Government, North 01 deg 08 min 03 sec West, 75.13 feet to an iron rod set at a corner common with the property of Sunday O. and Nelly O. Echagile, as of record in Deed Instrument No. 20090713-0065115, at the Register's Office for Davidson County, Tennessee; thence, with the southerly line of Sunday O. and Nelly O. Echagile, South 86 deg 38 min 26 sec East, 195.99 feet to an existing iron rod on the westerly right-of-way line of Foster Avenue; thence, with the westerly right-of-way line of Foster Avenue, South 03 deg 03 min 29 sec East, 74.90 feet to the point of BEGINNING, containing 14,474 square feet or 0.33 acres more or less.

The above legal description derived from the survey of 2807 Foster Avenue, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated June 4, 2015 as file number 15091-2 MHC.

BEING the same property conveyed to Tennessee Health Care Association, by Warranty Deed dated July 31, 1992, from Southeast United Dairy Industry Association, of record in Book 8690, Page 745, Register's Office for Davidson County, Tennessee, subject to Restated Charter of Tennessee Health Care Association in Book 6713, Page 409, Amended and Restated in Instrument No. 20100716-0055704, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, and assigns, forever; and Grantor covenants with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 3rd day of September, 2015.

TENNESSEE HEALTH CARE ASSOCIATION,
a Tennessee nonprofit corporation

By: Jesse Samples, Exec Director
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 3rd day of September, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $263,500.00.

Affiant

Subscribed and sworn to before me this
3rd day of September, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, not yet due and payable. Map and Parcel 119-09-0-152-00.

2. Subject to the Plan of record in Book 974, Page 62, Register's Office for Davidson County, Tennessee.

3. All matters shown on the survey of 2807 Foster Avenue, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated June 4, 2015 as file number 15091-2 MHC.