Davidson County DEEDWARR
Recvd: 11/20/15 15:25 4 pgs
Fees:23.00 Taxes:6660.00
20151120-0118137

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 32531-07-2015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me this 20th day of November, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Treg Warner 4407 Hunt Place Nashville, TN 37215	New Owner	Map and Parcel Nos.: 105 05 0 209 00 and 105 05 0 207 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, United Neighborhood Health Services, Inc., a Tennessee nonprofit corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Treg Warner ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1501 12th Avenue South and 1209 Wade Avenue, Nashville, Tennessee 37212.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 on the 20th day of November, 2015.

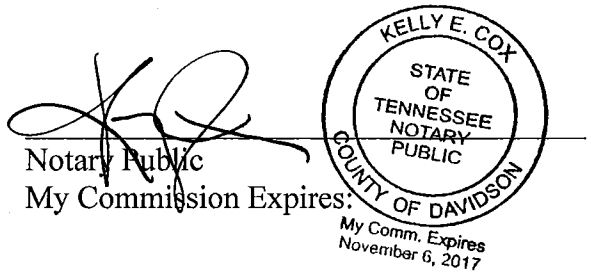
United Neighborhood Health Services, Inc.
a Tennessee nonprofit corporation

By: _____
Mary Bufwack, Chief Executive 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 Mary Bufwack, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Chief Executive Officer of United Neighborhood Health Services, Inc., a Tennessee nonprofit corporation, 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, at office, this 20th day of November, 2015.



Notary Public
My Commission Expires:

EXHIBIT "A"

Tract 1:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of James O. Allen and Martha S. Allen's addition, to Nashville, as of record in Book 79, Page 595, Register's Office for Davidson County, Tennessee, more particularly described as follows:

FRONTING 105 1/2 feet on the westerly side of 12th Avenue South, as widened, and runs back on the northerly line with the southerly margin of Wade Street 170 feet, and on the southerly line with the dividing line between Lot Nos. 1 and 2 in said Subdivision 145 1/2 feet to a dead line the same being the easterly line of the property conveyed to Sam Garfinkle by Deed from Bessie Overall Wooten, et al, of record in Book 1684, Page 127, said Register's Office, on which it measures 100 feet.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of James O. Allen and Martha Allen, as of record in Book 79, Page 595, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Wade Avenue, the same being a common corner of the property John H. Batson, et ux, and Ida P. Claybrook; thence with the dividing line between Batson and Claybrook, southwardly 66.5 feet to a point in Claybrook's south boundary; thence with Claybrook's south line westwardly 70 feet to a point; thence northwardly parallel with Batson's west boundary 66.5 feet to a point in the southerly margin of Wade Avenue, eastwardly 70 feet to the point of beginning.

Being the same property conveyed to United Neighborhood Health Services, Inc. by deed dated December 19, 1991 from Betty J. Clark, single of record in Book 8514, page 258, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016 and subsequent years. Map and Parcel Nos. 105 05 0 209 00 & 105 05 0 207 00
2. All matters appearing on the Plan of record as Book 79, page 595, Register's Office for Davidson County, Tennessee.
3. Notice of Federal Interest of record in Instrument No. 20150304-0018757, Register's Office for Davidson County, Tennessee.

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, GERALD G. PATTERSON, 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:

