This Instrument Prepared By:

John A. Gupton III
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20160007731 DEEDWARRSP
Recvd: 01/29/16 08:43 5 pgs
Fees:28.00 Taxes:11100.00
20160129-0008624

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
GTOM Belcourt, LLC **c/o GBT Realty Corporation** **9010 Overlook Boulevard** **Brentwood, Tennessee 37027**	Same
Map & Parcel No.: **104 08 0 266.00**	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **AHF/Service Corp.**, an Ohio not for profit corporation ("Grantor"), has bargained and sold and does hereby transfer and convey unto **GTOM Belcourt, LLC,** a Georgia limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as1710 Belcourt Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of January, 2016.

AHF/Service Corp.,
an Ohio not for profit corporation

By: Mark T. Haemmerle
Mark T. Haemmerle, President

STATE OF Ohio)
)
COUNTY OF Franklin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark T. Haemmerle**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of **AHF/Service Corp.**, an Ohio not for profit corporation, the grantor of the foregoing instrument, and is authorized by such grantor to execute this instrument on behalf of such grantor.

WITNESS my hand, at office, this 26th day of January, 2016.

NOTARIAL SEAL STATE OF OHIO

Bonita R. Kubala
Notary Public, State of Ohio
My Commission Expires 08-08-17

Bonita R. Kubala
NOTARY PUBLIC

My Commission Expires:

8-8-17

STATE OF Ohio)

COUNTY OF Franklin)

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Mark Hoover
AFFIANT

Subscribed and sworn to before me this 26th day of January, 2016.

NOTARIAL SEAL
STATE OF OHIO

Bonita R. Kubala
Notary Public, State of Ohio
My Commission Expires 08-08-17

Bonita R. Kubala
NOTARY PUBLIC

My Commission Expires:

8-8-17

Exhibit A

Legal Description

Being a part of Lot No. 68 on the Map of O.B. Hayes Plan of Large Lots, called Rokeby of record in Book 21, Page 87, Register's Office for Davidson County, described as follows:

BEGINNING at the northeast intersection of Belcourt Avenue and 18th Avenue, South; thence with the easterly margin of 18th Avenue, South, North 7° 58' East 180.0 feet to a point; thence South 83° 30' East 114.5 feet to a point, the beginning of a curve to the right, said curve having a radius of 784 feet and a length of 50.73 feet; thence, with said curve 50.73 feet to a point, the centerline of an alley now closed; thence with said centerline South 7° 58' West 170.0 feet to a point in the northern margin of Belcourt Avenue; thence with said margin North 83° 30' West 164.5 feet to the point of beginning, said tract containing 29,362 S.F., more or less.

Being the same property conveyed to AHF/Service Corp. by Quitclaim Deed from AHF/Central States, Inc. of record as Instrument No. 20151002-0100698, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Exceptions

1. Taxes: 2016 Davidson County property taxes are a lien, not yet due and payable.

2. This property is subject to right-of-way of Belcourt Avenue, 18th Avenue South, and Wedgewood Avenue.

3. Agreement and Grant of Appurtenant Easement of record in Instrument No. 20120531-0047214, in the Register's Office of Davidson County, Tennessee.