Davidson County DEEDWARRSP
Recvd: 09/01/16 16:10 5 pgs
Fees:28.00 Taxes:9990.00
20160901-0092294

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nashville Realty Holdings, LLC 505 Main St, Ste 5 Wood Ridge, NJ 07075	081 06 0 336.00	same
This instrument prepared by and after recording return to: Bradley Arant Boult Cummings, PLC 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, Vanguard of Crestview, LLC, a Tennessee limited liability company which is the successor by merger with Mid-State Healthcare Associates, LLC (Certificate of Merger of record at Instrument No. 20071228-0148595 Register's Office of Davidson County, Tennessee) (the "Grantor"), have bargained and sold, and by these presents does transfer and convey to Nashville Realty Holdings, LLC, a Tennessee limited liability company (the "Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property is made subject to all covenants and warranties contained herein. This is improved property located at 2030 25th Avenue, North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,700,000.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 2016.

Notary Public

My Commission Expires: Sept. 18, 2017

ANNE N. TROHOSKE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

7/3871560.2

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title and quiet possession to the Property and the said Grantee, Grantee's sucessors and assigns, against the lawful claims of all persons with claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of September 1, 2016.

Vanguard of Crestview, LLC

By: _____
William D. Orand, President

ANNE N. TROHOSKE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: Sept 18, 2017

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Anne N. Trohoske, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Willaim D. Orand, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Vanguard of Crestview, LLC the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Vanguard of Crestview, LLC as President.

WITNESS my hand and seal at office in Brentwood, Tennessee, this the 30th day of August, 2016.

Anne N Trohoske
Notary Public

My Commission Expires:

Sept. 18, 2017

ANNE N. TROHOSKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land situated in Davidson County, Tennessee:
Being a part of Lot No. 17, as shown on the plan of J. B. And John Nichols Plan of Lots as of record in Deed Book 31, page 603, R. O. D.C., and being more particularly described as follows:
Beginning at the point of intersection of the southerly right-of-way line of a twelve-foot wide alley and the easterly right-of-way line of Twenty-Fifth Avenue North, said point also being S 02° 57' W, 130.43 feet from an iron pin at the southerly terminus of a curve return to the southerly right-of-way line of Clarksville Pike;
THENCE, with said southerly right-of-way line S 61° 16' E, 397.86 feet to a point;
THENCE, leaving said right-of-way line with the Westerly line of property conveyed to Albert Shaw, et ux, by deed of record in Book 6590, page 865, R.O.D.C., S 23° 13' W, 67.50 feet to a point in the northerly lien of property conveyed to James L. Swett by deed of record in Book 8319, page 434, R.O.D.C.;
THENCE, with said line N 75° 24' W, 95.00 feet to a point;
THENCE, with the westerly line of said Swett Property and property conveyed to William Rucker by deed of record in Book 7003, page 707, R. O. D.C., S 05° 32' W, 121.86 feet to a point in the northerly right-of-way line of an alley;
THENCE, with said right of way line N 78° 08' 30" W 239.23 feet to the point of intersection with the easterly right-of-way line of Twenty-Fifth Avenue North;
THENCE, with said right-of-way line N 02° 57' E. 301.87 feet to the point of beginning.

Being the same property conveyed to Grantor by Certificate of Merger of record at Instrument No. 20071228-0148595 Register's Office of Davidson County, Tennessee

The following is for informational purposes only:
Property Address:
2030 25th Avenue North, Nashville, Davidson County, Tennessee

True Copy Certification

I, ARYEH LAZARUS, 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.

Signature

State of NEW JERSEY

County of OCEAN

Personally appeared before me, LEAH OELBAUM, a notary public for this county and state, ARYEH LAZARUS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LEAH OELBAUM
NOTARY PUBLIC OF NEW JERSEY
ID # 2448941
My Commission Expires 9/16/2019

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)