BILL GARRETT, Davidson County
Trans:T20160104634 DEEDWARR
Recvd: 11/29/16 09:10 5 pgs
Fees:28.00 Taxes:721.50
20161129-0124849

This Instrument Prepared by:
Colin T. Ferguson
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me on this the 18th day of November, 2016.

Notary Public

GWENDOLYN ADKISSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 8, 2019

My Commission expires: Aug. 8th, 2019

GENERAL WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Lifecare Heritage, Inc. 1317 Bantry Drive Smyrna, Tennessee 37167	Same as Owner **Map and Parcel: 11910020700**

RECITALS:

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety-Five Thousand and 00/100ths Dollars ($195,000.00) cash in hand paid, **STEPHEN E. SANDERS**, "Grantor", does hereby transfer and convey unto **LIFECARE HERITAGE, INC., a Tennessee nonprofit corporation**, "Grantee", its successors and assigns, that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property"). This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject. Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and

assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 18th day of November, 2016.

GRANTOR:

STEPHEN E. SANDERS

PHYLLIS ANN SANDERS, spouse of Stephen E. Sanders

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Gwendolyn Adkisson, a Notary Public of said County and State, personally appeared STEPHEN E. SANDERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of November, 2016.

GWENDOLYN ADKISSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires AUG. 8, 2019

Notary Public

My Commission Expires: Aug. 8th, 2019

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Gwendolyn Adkisson, a Notary Public of said County and State, personally appeared PHYLLIS ANN SANDERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of November, 2016.

GWENDOLYN ADKISSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires AUG. 8, 2019

Notary Public

My Commission Expires: Aug. 8th, 2019

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being all of Lot No. 21 on Block "F" and part of Lots Nos. 14 and 15 of Block "F" on the Plan of Woodbine Courts, Part 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, and further described according to a survey made by John Kohl, Surveyor, dated 6/10/77 as follows:

Said Tract fronts 85 feet on the Southerly side of Thompson Lane and runs back between parallel lines, altogether a total depth of 150 feet to a dead line, described as follows:

BEGINNING at a point in the southerly margin of Thompson Lane at the common corner of Lots Nos. 21 and 22; thence with the line between said lots, southwardly a distance of 137.50 feet to the northerly margin of Lot No. 14 and continuing in a straight line to an additional 12.5 feet to a point; thence in a easterly direction, paralleling the line between Lots No. 21 and 14 and continuing with the line between Lots Nos. 21 and 15 a total distance of 85 feet; thence in a northerly direction and parallel to the line between Lots Nos. 14 and 15, a distance of 12.5 feet to the common corner of Lots Nos. 20 and 21, thence continuing in a northerly direction with the line between Lots Nos. 20 and 21, a distance of 137.5 feet to the southerly margin of Thompson Lane; thence with said margin in a westerly direction, a distance of 85 feet to the point of beginning.

Being the same property conveyed to Stephen E. Sanders, by Deed from Exchange Club Family Center Inc., a Tennessee corporation of record with Instrument Number 20121231-0120405, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 141 Thompson Lane, Nashville, Tennessee 37211.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2016, a lien, but not yet due and payable and all subsequent years.

2. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from LAMAC, LLC and Life Care Heritage Inc., a Tennessee nonprofit corporation to OMNI Community Health, Inc., a Tennessee corporation, of record in Instrument No. 20141002-0090963, as amended in Instrument No. 20151006-0101637, said Register's Office.

3. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the Memorandum of Lease with Purchase Option from Stephen E. Sanders to Life Care Heritage Inc., a Tennessee nonprofit corporation, of record in Instrument No. 20151006-0101636, said Register's Office.