Davidson County DEEDWARRSP
Recvd: 03/01/17 15:31 6 pgs
Fees:33.00 Taxes:60458.00
20170301-0020460

FROM: Avalon Health Care, LLC, a Tennessee limited liability company
TO: Bethany Realty LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Bethany Realty LLC c/o CareRite Centers 180 Sylvan Avenue Englewood Cliffs New Jersey 07632	Same	161-00-0-192.00

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Carla F. Fenswick, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF New Jersey)
COUNTY OF Bergen)

The actual consideration or value, whichever is greater, for this transfer is $16,340,000.00.

Affiant

Subscribed and sworn to before me, this the 24 day of February 2017.

CAROLE R. KISS
NOTARY PUBLIC - STATE OF NEW JERSEY
COMM #50044607
My Commission Expires August 25, 2021

Notary Public

My Comm. Expires: Aug 25, 2021

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Avalon Health Care, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Bethany Realty LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Parcel 1:
Land in the Second Civil District of Davidson County, Tennessee, being Lot 1 as shown on the Subdivision of Reserve Parcel "C" of Hickoryview Commercial Park of record in Book 5190, page 674, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the intersection of the western margin of Nolensville Road

Beginning at the intersection of the western margin of Nolensville Road and the northerly margin of Hickoryview Drive, 714.31 feet along said northerly margin of Hickoryview Drive, to an "X" on the sidewalk, the point of beginning of the herein described tract; thence, with the North margin of Hickoryview Drive, North 83 degrees 22 minutes 14 seconds West, 250.06 feet to an "X" on the sidewalk; thence, leaving said margin North 7 degrees 54 minutes 54 seconds East, 288.21 feet to a concrete monument; thence, North 6 degrees 23 minutes 31 seconds East, 307.65 feet to a P.K. Nail in the sidewalk, in the South margin of Ocala Drive; thence, with said margin, South 88 degrees 11 minutes 45 seconds East, 254.81 feet to an "X" in the sidewalk in said margin, thence point also being the Northwest corner of reserve Parcel "B"; thence, leaving said margin South 7 degrees 28 minutes 06 seconds West, 617.28 feet to the point of beginning, containing 3.48 acres, more or less, 151,588.8 square feet, more or less, according to survey prepared by R.L. Montoya, Land Surveying, Inc., Tennessee No. 697, dated November 15, 1997, and revised December 29, 1997.

Parcel 2:
Following Sewer Easement described as follows:

Land located in Nashville, Davidson County, Tennessee and described as follows:

Beginning at an iron pin in the South margin of Ocala Drive, said point being the North East corner of Lot No. 1 as shown on the Subdivision of Reserve Parcel "C" of Hickoryview Commercial Park of record in Plat Book 5190, page 674, Register's Office for Davidson County, Tennessee; thence, along said South margin along a curve to the left (radius=229.13') 51.23 feet to a point; this being the beginning point for the easement; thence, continuing along the South margin of Ocala Drive with a curve to the left (radius 229.13') 43.84 feet to a point; thence, leaving Ocala Drive along the East line of this easement, South 07 degrees 28 minutes 06 seconds West, 528.66 feet to a point; thence, South 51 degrees 00 minutes 00 seconds East, 216.20 feet to a point in the North margin of Hickoryview Drive; thence, along said margin North 83 degrees 22 minutes 14 seconds West, 37.36 feet; thence leaving the North margin of Hickoryview Drive, North 51 degrees 00 minutes 00 seconds West, 199.37 feet to a point; thence, North 82 degrees 31 minutes 54 seconds West, 17.0 feet to a point; thence, along the West line of this easement, North 07 degrees 28 minutes 06 seconds East, 520.24 feet to a point of beginning, containing 0.58 acres or 25,183 square feet, more or less, according to survey prepared by R.L. Montoya, Land Surveying, Inc., Tennessee No. 697, dated November 15, 1997, and revised December 29, 1997.

Parcel 3:
Easement Description

Property in Davidson County, Tennessee and described as follows:

Beginning at a "X" mark on existing sidewalk, said point being the South East corner of Lot No. 1 on the plan of Reserve Parcel "C" of Hickoryview Commercial Park of record in Book 5190, page 674, said Register's Office; thence, along the North margin of Hickoryview Drive, North 83 degrees 22 minutes 14 seconds West, 250.06 feet to a "X" marked on existing sidewalk; thence, along the West line of said Lot No. 1, North 7 degrees 54 minutes 54 seconds East, 20.0 feet to a point; thence, along a line parallel to Hickoryview Drive, South 83 degrees 22 minutes 14 seconds East, 230.00 feet to a point; thence, along a line parallel to Hickory Plaza, North 7 degrees 28 minutes 06 seconds East, 206.00 feet to a point; thence, South 82 degrees 31 minutes 54 seconds East, 20.00 feet to a point in the West margin of Hickory Plaza; thence, along said West margin, South 7 degrees 28 minutes 06 seconds West, 226.00 feet to the point of beginning, containing 9, 120 square feet.

Being the same property conveyed to Avalon Health Care, LLC, a Tennessee limited liability company, by deed from Bethany Health Care Center, a Tennessee general partnership, composed of Robert L. Whitcomb, Jr., individually and as sole general partner of Whitcomb Family Limited Partnership and Jules D. Jernigan, Sr., individually and as sole general partner of Jules D. Jernigan, Sr. family Limited Partnership, of record in Book 10744, page 209, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A ("Permitted Encumbrances") attached hereto.

This is improved property located at 421 Ocala Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever 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 and acknowledgement appear on following page]

WITNESS their hand this 1st day of March, 2017.

AVALON HEALTH CARE, LLC, a Tennessee limited liability company

By: _____
Emily Whitcomb,
Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Emily Whitcomb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Chief Executive Officer of Avalon Health Care, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Chief Executive Officer of Avalon Health Care, LLC.

Witness my hand and seal, at office in Nashville, Davidson Co., TN, this the 23rd day of February, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 3-19-2019

JENNIFER L. TATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: MARCH 19, 2019

Exhibit A

Permitted Encumbrances

1. Any rights of the public in streets and highways adjoining the real property.

2. Zoning and building laws, ordinances, resolutions and regulations.

3. Real estate taxes and assessments for public improvements which are not delinquent and not yet due and payable.

4. Any covenants, easements, agreements and other matters of record affecting the real property.

5. Set back lines, easements, rights of way, encroachments, boundary line disputes and other matters that would be disclosed by an accurate survey and inspection of the real property.

6. Any lien or other matter created by reason of the acts or omissions of Grantee.

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 # 2449941
My Commission Expires 9/16/2019

Notary's Signature

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