Davidson County DEEDWARRSP
Recvd: 03/01/17 15:31 6 pgs
Fees:33.00 Taxes:80142.00
20170301-0020461

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

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Trevecca Realty LLC c/o CareRite Centers 180 Sylvan Avenue Englewood Cliffs New Jersey 07632	Same	105-04-0-382.00

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 $21,660,000.00.

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 Trevecca 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:
Trevecca Facility Land
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract of land in the 6th Civil District of Davidson County, Tennessee. The property is bounded on the East margin of Donelson

Tennessee. The property is bounded on the East margin of Donelson Street (unimproved) and being Lot No. 1 on the plan of Trevecca Nazarene College Property as of record in Plat Book 4660, page 135, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument located in the intersection of the East margin of Donelson Street as presently located; then leaving said East margin on the north line of this described Lot No. 1 as follows: South 85° 07 minutes 08 seconds East, 147.92 feet to an iron pin; thence South 00 degrees 51 minutes 01 seconds East, 34.32 feet to an iron pin; thence, South 87 degrees 16 minutes 53 seconds East, 334.05 feet to an iron pin located on the West line of an ingress and egress easement from Murfreesboro Road; thence along the West line of said Easement and the East line of Lot No. 1, South 03 degrees 45 minutes 00 seconds West 219.59 feet to an iron pin; thence leaving said Easement with the South line of Lot No. 1 North 85 degrees 30 minutes 57 seconds West, 483.15 feet to an iron rod located in the East margin of Donelson Street as presently located; thence, along said margin North 03 degrees 23 minutes 33 seconds East, 244.52 feet to the point of beginning, containing 2.48 acres 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:
The following utility easement described as follows:

Being a tract of land in the 6th Civil District, Davidson County, Tennessee Described according to a survey by R.L. Montoya, Land Surveying, Inc. dated November 15, 1997 as follows:

Beginning at an iron rod, said point being the South East corner of Lot #1 on the Plan of Trevecca Nazarene College Property as of record in Plat Book 4660, Page 135, R.O.D.C. Tennessee, thence along the East line of said Lot North 3 degrees 45 minutes 00 seconds East 144.85 feet to a point, this being the point of beginning for this described parcel, thence leaving said East property line along the North line of this Easement South 87 degrees 36 minutes 37 seconds East 405.25 feet to a point in the West margin of Lester Avenue, thence with said West margin South 3 degrees 44 minutes 13 seconds West, 15.00 feet to a point, thence, leaving said margin along the South line of this Easement North 87 degrees 36 minutes 37 seconds West 405.25 feet to the point of beginning, containing 6079 square feet, or 0.14 Acres 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:

The following ingress-egress easement described as follows:

Beginning at a point in the South margin of Murfreesboro Road approximately 320.3 feet West of the West margin of Lester Avenue and the South margin of Murfreesboro Road at their intersection; thence, leaving said South margin along the East line of this described easement South 03 degrees 45 minutes 00 seconds West, 596.04 feet to a point; thence, North 85 degrees 32 minutes West, 96.65 feet to an iron pin, being the Southeast corner of Lot No. 1 of Trevecca Nazarene College Property of record in Plat Book 4660 , Page 135, R.O.D.C. Tennessee; thence, along the West line of this easement North 03 degrees 45 minutes 00 seconds East, 620.49 feet to a point in the South margin of Murfreesboro Road, thence, with said margin, South 71 degrees 23 minutes East, 100.0 feet to a point of beginning, containing 1.35 Acres 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.

Being the same property conveyed to Avalon Health Care, LLC, a Tennessee limited liability company, by deed from Trevecca Health Care, a Tennessee limited partnership, composed of Robert L. Whitcomb, Jr., individually and as sole general partner of Whitcomb Family Limited Partnership, and J.D. Jernigan, Sr., individually and sole general partner of J.D. Jernigan Sr. Family Limited Partnership, of record in Book 10744, page 259, said Register's Office.

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 329 Murfreesboro Pike, Nashville, Tennessee 37210.

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)