Box 29

THIS INSTRUMENT PREPARED BY:

Fletcher Bright Company
537 Market St., Suite 400
Chattanooga, Tennessee 37402

BILL GARRETT, Davidson County
Trans:T20170021740 DEEDWARR
Recvd: 03/14/17 12:14 6 pgs
Fees:33.00 Taxes:14800.00
20170314-0024955

Name and Address of New Owner:	**Send Tax Bills to:**	**Map/Parcel No.** **Map 133 00 0 024.00** **133 11 0 209.00**
Shams Properties, LLC **P.O. Box 500** **Smyna, Tennessee 37167**	**Same**	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BRIGHT-ELYSIAN FIELDS PARTNERSHIP, a Tenessee General Partnership (herein as "Grantor"), have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto SHAMS PROPERTIES, LLC, a Tennessee limited liability company (herein "Grantee") fee simple interest, in and to the tract of land located in Nashville, Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

Grantor's equitable source of title is pursuant to Special Warranty Deed recorded in Book 8141, Page 937, and Warranty Deed recorded at Instrument 20031006-0147646, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD, the same unto said Grantee, their heirs, successors and assigns forever, in fee simple.

GRANTOR, covenants that it is lawfully seized and possessed of said property; has full power and lawful authority to sell and convey the same; that the title thereto is free, clear, and unencumbered except for those matters of public record, and that it will forever warrant and defend the same against claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed this 27th day of February, 2017.

BRIGHT-ELYSIAN FIELDS PARTNERSHIP
a Tennnessee General Partnership
By: Fletcher Bright Partnership, L.P., No. 2
a Tennessee limited partnership
Managing General Partner

By: _____
Name: Fletcher Bright
Title: Managing Partner

STATE OF TENNESSEE

COUNTY OF HAMILTON

Before me, Johnnie S. Fritts, a Notary Public in and for said State and County, personally appeared Fletcher Bright, as Managing Partner of Fletcher Bright Partnership, L.P., No. 2, a Tennessee limited partnership, being the Managing General Partner of BRIGHT-ELYSIAN FIELDS PARTNERSHIP, a Tennessee General Partnership, to me known (or proved to me on the basis of satisfactory evidence), to be the within named bargainor, who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Chattanooga, Tennessee, this 27th day of February, 2017.

JOHNNIE S. FRITTS
STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

_____
Notary Public

My Commission Expires:
February 10, 2018

STATE OF TENNESSEE

COUNTY OF HAMILTON

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in the property transferred, whichever is greater, is $4,000,000.00 which amount is equal to or greater than the amount which the property or interest in the property transferred would command at a fair and voluntary sale.

AFFIANT:

Name: Fletcher Bright

Subscribed and sworn before me this the 27th day of February, 2017.

JOHNNIE S. FRITTS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public

My Commission Expires: February 10, 2018

EXHIBIT "A"

Legal Description

TRACT 1 - TAX MAP 133 - 000 – PARCEL 024

All that certain parcel of land situate in the Sixth Civil District of Davidson County, Tennessee, bounded on the West by the right-of-way line of Nolensville Road, a State of Tennessee public roadway; on the North by lands of Richard & Helen Moore, 3760 Nolensville Pike, LLC and Sabra Health Holdings III, LLC; on the East by Paragon Hills – Section 1 and on the South by other lands of Bright-Elysian Fields Partnership, a Tennessee General Partnership, The Elysian Fields Community Condominium Association, Inc. and the North right-of-way line of Elysian Fields Court, a Davidson County public roadway, and more particularly described as follows to wit;

BEGINNING at a MAG nail set in the top of curb located at the end of the right-of-way return at the intersection of the northerly right-of-way line of Elysian Fields Court and the easterly right-of-way line of Nolensville Road; thence,

Along the easterly right-of-way Nolensville Road, North 45 degrees 49 minutes 07 seconds West – 392.34 feet to a 1/2 inch iron pin set capped 2230; thence,

Along lands of Richard and Helen Moore; 3760 Nolensville Pike, LLC and Sabra Healthcare Holdings III, LLC, North 44 degrees 17 minutes 05 seconds East, (at 200.27 feet passing a 3 / 4 inch iron pin found no cap loose on top of bank) 595.21 feet (measured) to a concrete monument found with a punch mark for the true point; thence,

Continuing along Sabra Healthcare Holdings III, LLC, North 45 degrees 09 minutes 17 seconds East, 281.20 feet (measured) to a concrete monument found with a punch mark for the true point; thence,

Continuing along the same, North 38 degrees 16 minutes 43 seconds East, 21.88 to an iron pipe found with a MAG nail in center for the true point; thence,

Along Paragon Hills – Section 1 – Book 3300 – Page 100, South 44 degrees 48 minutes 13 seconds East, 438.83 feet (measured) to a concrete monument with a punch mark for the true point; thence,

Along other lands of Bright-Elysian Fields Partnership, a Tennessee General Partnership and The Elysian Fields Community Condominium Association, Inc., South 44 degrees 27 minutes 27 seconds West, (at 379.69 feet passing over a 1/2 inch iron pin set capped 2230 and at 481.84 feet thru 604.49 feet passing through the existing building as described by Permissive Use Agreement of record in Instrument 20030724-0103908), 616.09 feet (measured) to a MAG nail set in the easterly right-of-way line of Elysian Fields Court; thence,

Along said easterly right-of-way line of Elysian Fields Court, North 45 degrees 27 minutes 15 seconds West, 46.82 feet to a railroad spike found in pavement at the face of a concrete walkway; thence,

EXHIBIT "A"

Legal Description

Along the northerly right-of-way line of Elysian Fields Court, South 44 degrees 32 minutes 45 seconds West, 50.00 feet to a MAG nail set in pavement; thence,

Along the westerly right-of-way line of Elysian Fields Court, along a return curve to the right having a Radius of 25.00 feet, an Arc length of 39.27 feet (chord bearing and distance – South 00 degrees 27 minutes 15 seconds East – 35.36 feet) to railroad spike set at the face of a concrete curb; thence,

Along the northerly right-of-way line of Elysian Fields Court, South 44 degrees 05 minutes 38 seconds West, 174.44 feet (measured) to a railroad spike found; thence,

Continuing along the same, along a return curve to the right, having a Radius of 25.00 feet, an Arc length 39.28 feet (chord bearing and distance – South 89 degrees 13 minutes 22 seconds West – 35.36 feet) to the POINT AND PLACE OF BEGINNING.

CONTAINING: 384,885 Sq. Ft./8.835 ACRES more or less.

Pursuant to that certain ALTA Survey for Shams Properties, LLC, prepared by LTT Land Surveying, LLC, bearing the seal and certification of Leonard T. Tusar, LIC # 2230, dated February 2017, last revised March 1, 2017, Project No. Elysian.

Being the same property described in that certain Special Warranty Deed from Nashville-Toledo Associates, a Tennessee joint venture, to Bright-Elysian Fields, L.P., a Tennessee limited partnership, dated June 21, 1990, recorded June 29, 1990 at Book 8141, Page 937, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "A"

Legal Description

TRACT 2 - TAX MAP 133 - 110 – PARCEL 209

All that certain parcel of land situate in the Sixth Civil District of Davidson County, Tennessee, bounded on the North by other lands of Bright-Elysian Fields Partnership, a Tennessee General Partnership, on the East and South by Paragon Hills – Section 1 and on the West by the Elysian Fields Community Condominium Association, Inc., and more particularly described as follows to wit;

Commencing at a MAG nail set in the easterly right-of-way line of Elysian Fields Court; thence,

Along other lands of Bright-Elysian Fields Partnership, a Tennessee General Partnership, and lands of the Elysian Fields Community Condominium Association, Inc., North 44 degrees 27 minutes 27 seconds East (labeled South – West on survey), 236.44 feet to a 1/2 inch iron pin set capped 2230, the true POINT OF BEGINNING; thence,

Along said other lands of Bright-Elysian Fields Partnership, North 44 degrees 27 minutes 27 seconds East (labeled South – West on survey), 379.65 feet to a concrete monument found with a punch mark for the true point; thence,

Along Paragon Hills – Section 1 – Book 3300 – Page 100, South 45 degrees 26 minutes 23 seconds East, 170.92 feet to a concrete monument found with no punch mark; thence,

Continuing along Paragon Hills – Section 1 – Book 3300 – Page 100, South 43 degrees 53 minutes 24 seconds West, 377.12 feet to a concrete monument found with a punch mark for the true point; thence,

Along The Elysian Fields Community Condominium Association, Inc., North 46 degrees 16 minutes 40 seconds West, 174.67 to the POINT AND PLACE OF BEGINNING.

CONTAINING: 65,382 Sq. Ft./1.50 ACRES more or less.

Pursuant to that certain ALTA Survey for Shams Properties, LLC, prepared by LTT Land Surveying, LLC, bearing the seal and certification of Leonard T. Tusar, LIC # 2230, dated February 2017, last revised March 1, 2017, Project No. Elysian.

Being the same property described in that certain Warranty Deed from Mitchell D. Whitson, an unmarried person, to Bright-Elysian Fields Partnership, a Tennessee General Partnership, dated September 25, 2003, filed and recorded October 6, 2003 at instrument No. 20031006-0147646, in the Register's Office of Davidson County, Tennessee.