This Instrument Prepared By (and return to):
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20170064446 DEEDWARRSP
Recvd: 07/27/17 10:30 4 pgs
Fees:23.00 Taxes:22200.00
20170727-0076080

File #28608-1A
Box #14

NEW OWNERS	SEND TAX BILL	MAP / PARCEL
Hickory Woods Senior Living, LLC 14114 Dallas Pkwy, STE 265 Dallas, TX 75254-1339	Same	17600003300 17500016700

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 26 day of July 2017 by and between TNMURF, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), and HICKORY WOODS SENIOR LIVING, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee").

WITNESSETH

THAT for and in consideration 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 is hereby acknowledged, Grantor has bargained and sold, and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in LaVergne, Davidson County, State of Tennessee, described as follows, to-wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> BEING all of the same property conveyed to TNMURF, LLC, a Tennessee limited liability company by Warranty Deed dated June 16, 2016 from MRBS PARTNERS, LP, a Texas limited partnership, of record in Instrument No. 20160617-0061682, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, the Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

TNMURF, LLC,
a Tennessee limited liability company

By: _____
Name: Jeff Benz
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeff Benz, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of TNMURF, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as an Authorized Agent.

WITNESS my hand, at office, this 26 day of July 2017.

_____
Notary Public
My Commission Expires: 7-8-21

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,000,000.00.

_____
Affiant

Subscribed and sworn to before me
this 26 day of July 2017.

_____
Notary Public
My Commission Expires 7-8-21

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

TRACT ONE:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Hickory Woods West, of record in Instrument No. 20070130-0012384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT TWO:

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located East of Murfreesboro Pike and South of Lavergne-Couchville Pike and being more particularly described as follows:

BEGINNING at a point on the easterly right-of-way line of Murfreesboro Pike, said point being southeasterly 1396.46 feet along said right-of-way line from the intersection of the centerline of Lavergne-Couchville Pike and said right-of-way line, said point also being the Southwest corner of the following described tract;

Thence, with said northerly right-of-way line North 47 deg. 28 min. 26 sec. West, 414.42 feet to a point at the intersection of said easterly right-of-way line and the southerly line of Hickory Woods Drive;

Thence, leaving said easterly line and with said southerly line along the arc of the curve to the right 37.99 feet, said curve having a radius of 25.00 feet, a central angle of 87 deg. 03 min. 27 sec. and a chord bearing and distance of North 03 deg. 56 min. 43 sec. West, 34.44 feet to a point;

Thence, with said southerly line, North 39 deg. 35 min. 01 sec. East, 111.05 feet to a point;

Thence, with said southerly line along the arc of a curve to the right 276.30 feet, said curve having a radius of 490.87 feet, a central angle of 32 deg. 15 min. 00 sec. and a chord bearing and distance of North 55 deg. 42 min. 31 sec. East, 272.66 feet to a point;

Thence, with said southerly line North 71 deg. 50 min. 01 sec. East, 226.98 feet to a point;

Thence, leaving said southerly line South 46 deg. 05 min. 58 sec. East 603.25 feet to a point in the centerline of Hurricane Creek;

Thence, with said centerline, South 64 deg. 15 min. 37 sec. West 82.75 feet to a point;

Thence, South 59 deg. 48 min. 56 sec. West 218.66 feet to a point;

Thence, South 80 deg. 52 min. 13 sec. West 379.83 feet to the POINT OF BEGINNING and containing 353.413 square feet or 8.11 acres, more or less;

According to ALTA/ASCM Land Title Survey Tract 6 Hickory Woods Estates, dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998 by Crawford Land Surveyors, P.C., William C. Cockrill, Registered Land Surveyor No. 1401.

EXHIBIT B
PERMITTED ENCUMBANCES

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 17600003300 and 17500016700.

As to Tracts One and Two:

3. Transmission Line Easement, of record in Instrument No. 20020723-0088198, said Register's Office.

As to Tract One:

4. Matters shown on the Plan of record in Instrument No. 20070130-0012384, Register's Office for Davidson County, Tennessee.

5. Transmission Line Easement to Tennessee Power Company of record in Book 437, Page 24, and in Book 437, Page 39, said Register's Office.

6. Right-of-Way Easement to Nashville Gas Company, of record in Book 5909, Page 915, said Register's Office.

7. Anchor Easement, of record in Book 10153, Page 990, said Register's Office.

8. Stormwater Detention Agreement, of record in Instrument No. 20060203-0013 763, said Register's Office.

As to Tract Two:

9. TVA Easement of record in Book 11376, Page 871, and in Book 9632, Page 973, said Register's Office.

10. Right-of-Way Easement to Nashville Gas Company, of record in Book 5897, Page 209, said Register's Office.

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 6952, Page 830, and in Book 7145, Page 618, said Register's Office.

12. Sanitary Sewer Easement, of record in Book 4435, Page 20, said Register's Office.

13. Overhead Line Easement, of record in Instrument No. 20100331-0024041, said Register's Office.

14. Easement for the flow of the waters of Hurricane Creek and the rights of the public therein.

15. Rights of upper and lower riparian owners to the flow of the water of Hurricane Creek, free from diminution or pollution.

16. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Hurricane Creek.