This instrument was prepared by:

Mark E. Derwent, Esq.
Doran Derwent, PLLC
5960 Tahoe Drive, SE, Suite 101
Grand Rapids, Michigan 49546

Bill Garrett Davidson County
Batch# 32308 DEEDWARRSP
12/01/2017 11:30:30 AM 7 pgs
Fees: $38.00 Taxes: $59,200.00
20171201-0122797

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

Address of New Owner: Nashville 832 Wedgewood Property LLC
180 Sylvan Avenue
Englewood Cliffs, NJ 07632

Send Tax Bills To: Nashville 832 Wedgewood Property LLC
180 Sylvan Avenue
Englewood Cliffs, NJ 07632

Map-Parcel Number(s): 10510000400, 10510000500, 10510000600, 10510000700, 10510000800, and 10510000900

That OHI Asset (TN) Nashville, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration to the undersigned paid by Nashville 832 Wedgewood Property LLC, a Tennessee limited liability company ("Grantee"), the receipt and adequacy of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto Grantee all that certain tract of land and all improvements thereon situated in Davidson County, Tennessee, as more fully described in Exhibit A attached hereto and made a part hereof (the "Property"), SUBJECT, HOWEVER, to all matters of record, including those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging unto Grantee, and Grantee's successors and assigns forever; and warranting only that Grantor has committed no act by which the Property has been encumbered except as set forth in instruments recorded in the real estate records of the applicable recording office.

For the same consideration, Grantor hereby GRANTS, SELLS and CONVEYS, all interest, if any, of Grantor in strips or gores between the Property and abutting properties and any land lying in or under the bed of any street, alley, road, or right-of-way, opened or proposed, abutting or adjacent to the Property.

Save and except for the limited warranty expressly provided in this Deed, Grantor is not making, and specifically disclaims, any warranties or representations of any kind or character, express or implied, with respect to the Property, including, but not limited to, warranties or representations as to zoning, tax consequences, physical or environmental conditions, availability of access, ingress or egress, operating history or projections, valuation, governmental approvals, governmental regulations or any other matters or things relating to or affecting the Property. Grantor hereby sells and conveys to Grantee and Grantee hereby accepts the Property "AS IS, WHERE IS AND WITH ALL FAULTS."

Taxes for the current year have been prorated as of the date hereof and the payment of such taxes for the current year and for subsequent years are assumed by Grantee.

This is improved property known as:

Signature Healthcare of Nashville
832 Wedgewood Avenue
Nashville, Tennessee 37203

EXECUTED as of this 30 day of November, 2017.

Signatures on following page.

201712010122797

Signature Page to
SPECIAL WARRANTY DEED

OHI Asset (TN) Nashville, LLC, a Delaware limited liability company

By: _____
Daniel J. Booth, Chief Operating Officer

STATE OF MARYLAND §
§
COUNTY OF BALTIMORE §

I, Judith A. Jacobs, a notary public of said county of said state do certify that Daniel J. Booth, as Chief Operating Officer, who signed the writing above on the 21st day of November, 2017, for OHI Asset (TN) Nashville, LLC, a Delaware limited liability company, has this day in my said county, before me, acknowledged this writing to be the act and deed of said limited liability company.

Given under my hand and official seal this 21st day of November, 2017.

JUDITH A. JACOBS [SEAL] NOTARY PUBLIC BALTIMORE CO., MD

JUDITH A. JACOBS
Notary Public, State of Maryland
County of Baltimore
My Commission Expires May 12, 2020

_____
Notary Public in and for the State of Maryland

My Commission Expires: May 12, 2020

Notary's Printed Name: Judith A. Jacobs

The address of Grantee is:

Nashville 832 Wedgewood Property LLC
180 Sylvan Avenue
Englewood Cliffs, NJ 07632

STATE OF NJ §
§
COUNTY OF Bergen §

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Sixteen Million Dollars ($16,000,000).

Nashville 832 Wedgewood Property LLC, a Tennessee limited liability company

By: _____
Name: Mark Friedman
Title: Managing Member

Sworn and subscribed before me on this 21 day of November, 2017.

_____
Notary Public

My Commission Expires:
8/25/2021

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

EXHIBIT A

Description of Property

Signature HealthCARE of Nashville Rehabilitation and Wellness

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 15, 16, 17, A PORTION OF LOT 14 AND A PORTION OF AN ALLEY, ON THE MAP OF WAVERLY PLACE, AS OF RECORD IN PLAT BOOK 57, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED MORE PRECISELY AS FOLLOWS:

BEGINNING AT AN IRON ROD ON THE NORTHERN RIGHT-OF-WAY OF WEDGEWOOD AVENUE AT THE EASTERN RIGHT-OF-WAY OF ELLIOTT AVENUE AND BEING THE SOUTHWEST CORNER OF THE DESCRIBED PROPERTY; THENCE WITH THE RIGHT-OF-WAY OF ELLIOTT AVENUE AND A CURVE TO THE WEST, DELTA OF 29 DEGREES 21' 50", RADIUS OF 780.00 FEET, LENGTH OF 399.75 FEET, HAVING A CHORD BEARING OF N 04 DEGREES 57' 10" W 395.39 FEET TO AN IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY, N 70 DEGREES 21' 55" E 200.00 FEET TO AN IRON ROD ON THE WESTERN RIGHT-OF-WAY OF THE ALLEY; THENCE WITH THE RIGHT-OF-WAY OF SAID ALLEY AND A CURVE TO THE WEST, DELTA OF 12 DEGREES 08' 41" RADIUS OF 980.00 FEET, LENGTH OF 207.73 FEET, HAVING A CHORD BEARING OF S 13 DEGREES 33' 45" E 207.34 FEET TO AN IRON ROD; THENCE WITH THE SOUTHERN RIGHT-OF-WAY OF SAID ALLEY, S 83 DEGREES 18' 13" E 259.12 FEET TO AN IRON ROD ON THE WESTERN RIGHT-OF-WAY OF BEECH AVENUE; THENCE WITH THE RIGHT-OF-WAY OF BEECH AVENUE, S 06 DEGREES 07' 06" W 304.98 FEET TO A PUNCH HOLE IN THE SIDEWALK ON THE NORTHERN RIGHT-OF-WAY OF WEDGEWOOD AVENUE; THENCE WITH THE RIGHT-OF-WAY OF WEDGEWOOD AVENUE, N 80 DEGREES 11' 50" W 434.04 FEET TO THE POINT OF BEGINNING; CONTAINING 3.70 ACRES, MORE OR LESS, AS SURVEYED SEPTEMBER 2, 2010, BY L. STEVEN BRIDGES, JR. RLS # 1740 OF BRIDGES LAND SURVEYING AND CONSULTING, 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075.

BEING THE SAME PROPERTY CONVEYED TO OHI ASSET (TN) NASHVILLE, LLC BY DEED FROM HCRI TENNESSEE PROPERTIES, LLC OF RECORD IN INSTRUMENT NO. 20161003-0104183, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

1. General real estate taxes, association assessments, special assessments, special district taxes and related charges not yet due and payable.

2. Building and use restrictions and easements, rights of way and similar matters of record.

3. Survey prepared by Bock & Clark, dated August 2, 2016, last revised September 16, 2016, designated as Network Project No. 201602532-0031, shows the following:

a. Retaining wall along Easterly side of subject premises encroach into public Alley;
b. Building along North side of subject premises encroaches over building setback lines;
c. Building along East side of subject premise encroaches over building setback line;
d. 15 foot setback line along North and East sides of subject premise;
e. 20 foot setback line along Northeasterly sides of subject premises.

4. Matters caused by the actions of Grantee.

True Copy Certification

I, Hilary A. Kruce, 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.

Hilary A. Kruce
Signature

State of New York

County of Manhattan

Personally appeared before me, David Speciner, a notary public for this county and state, Hilary A. Kruce who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

DAVID SPECINER
Notary Public, State of New York
No. 01SP4834856
Qualified in New York County
Commission Expires June 30, 2019