Bill Garrett Davidson County
Batch# 74738 DEEDWARR
03/29/2018 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20180329-0029478

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH DAY OF MARCH, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Concentric Senior Care, LLC	New Owner	141 00 0 086.00
(NAME)	(NAME)	
3416 Valley Brook Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Psalms 65 Unit 1, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Concentric Senior Care, LLC, a Delaware limited liability company**, hereinafter called the Grantee, its successors assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land containing 1.37 acres, lying and being in Second Civil District of Nashville, Davidson County, Tennessee, and being shown as Tract 1 on the PUD Boundary Plat of Harpeth Springs, of record in Book 6900, page 421 and in Plat Book 7900, Page 357, Register's Office for Davidson County, Tennessee, located on Coley Davis Road at Somerset Farms Drive. Bounded on the north by Coley Davis Road, the east by Somerset Farms Drive, the south by Somerset Farms and on the west by Buffalo Road and being more particularly described as follows:

COMMENCING on an iron pin set in the southern margin of Coley Davis Road at the eastern intersection of Somerset Farms Drive, the northwest corner of Tract II of Harpeth Springs (Plat Book 6900, page 421, R.O.D.C.,) and running thence along said margin and across Somerset Farms Drive South 56 deg. 45 min. 55 sec. West 100.00 feet to an iron pin set in said margin at its western intersection with Somerset Farms Drive, the POINT OF BEGINNING, thence along and with the western right-of-way margin of Somerset Farms Drive the following three (3) courses and distances: (1) 39.27 feet along a curve to the right of radius 25.00 feet a chord and distance South 78 deg. 14 min. 05 sec. East 35.36 feet to an iron pin set; (2) 149.73 feet along a curve to the right of radius 431.82 feet a chord and distance South 23 deg. 18

File Number: FRN-181398FC

min. 05 sec. East 148.98 feet to an iron pin set; and (3) 91.68 feet along a curve to the right of radius 637.49 feet a chord and distance South 17 deg. 29 min. 19 sec. East 91.61 feet to a concrete monument found at the northeast corner of Lot 25 of Somerset Farms, Section One, (Plat Book 7900, page 357, R.O.D.C.); thence along the northern lines of Lots 25, 18 and 17 of Somerset Farms, Section One South 70 deg. 55 min. 11 sec. West 306.07 feet to a concrete monument found in Buffalo Road; thence along Buffalo Road North 07 deg. 08 min. 09 sec. East 242.91 feet to an iron pin set in the southern right-of-way margin of Coley Davis Road; thence along said margin North 56 deg. 45 min. 55 sec. East 165.00 feet to an iron pin, the POINT OF BEGINNING, containing 1.37 acres more or less, and being all of Tract I of Harpeth Springs, Plat Book 6900, page 421.

Tract I is subject to those certain easements noted on plat of survey recorded in Plat Book 6900, Page 421, R.O.D.C.

Being a portion of the same property conveyed to Psalms 65 Unit 1, LLC, a Tennessee Limited Liability Company by Warranty Deed from Coley Davis One, a Tennessee General Partnership composed of Jacky Allen, Joe Gower and J. Thomas Holland, II dated June 20, 2002 and recorded June 27, 2002 as Instrument No. 20020627-0077499, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 7986 Coley Davis Road, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 26th day of March, 2018.

Psalms 65 Unit 1, LLC
BY: _____
Gregg Weston
Chief Manager

File Number: FRN-181398FC

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILLIAMSON~~ Bexar

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregg Weston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager, and is authorized to execute the instrument on behalf of Psalms 65 Unit 1, LLC, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this the 26th of March, 2018.

Notary Public

My Commission Expires:

(SEAL)

LYDIA HANKINS
Notary Public, State of Texas
Comm. Expires 05-19-2021
Notary ID 5477959

True Copy Certification

I, Penny Y Ray, 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 Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: FRN-181398FC