Karen Y Johnson Davidson County
Batch# 143839 DEEDWARR
09/21/2018 10:50:08 AM 4 pgs
Fees: $23.00 Taxes: $26,085.00
20180921-0093708

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Lebanon Road Senior Living, LP P.O. Box 159098 Nashville, TN 37215	same as new owner	094-00-0-078-00
Return to and prepared by: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

GENERAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **SYCAMORES TERRACE, LLC**, a Tennessee limited liability company ("**Grantor**"), formally known as Sycamores Terrace Limited, a limited partnership, prior to that Articles of Conversion of record in Instrument No. 200301160006949, has bargained and sold, and hereby transfers and conveys to **LEBANON ROAD SENIOR LIVING, LP**, a Tennessee limited partnership ("**Grantee**"), its successors, and assigns, certain real property in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property, together with the improvements thereupon and all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and has a good right to convey it, and that the Property is unencumbered except for those exceptions included on Exhibit B, attached hereto and incorporated herein by reference. Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The Property is described as 3.68 acres of improved property in Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value for this transfer, whichever is greater, is $ 7,050,000.00.

Affiant

Subscribed and sworn to before me this 17th day of September, 2018.

LISA A. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

Notary Public
My Commission Expires: _____

4826-1296-6766.1

Signature page to General Warranty Deed

Executed effective as of the 20th day of September, 2018.

SYCAMORES TERRACE, LLC,
a Tennessee limited liability company

By: _____
Name: William V. LaFollette
Its: Managing Director

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

On this the ____ day of September, 2018, before me, the undersigned officer, personally appeared William V. LaFollette, who acknowledged himself to be the managing director of SYCAMORES TERRACE, LLC, a Tennessee limited liability company, and as such managing director, being authorized to do so, executed the foregoing instrument for the purposes there in contained by signing the name of the company by himself as such managing director.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public (SEAL)

My Commission Expires Sept 7, 2021

CYNTHIA A. EVANS DILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

4826-1296-6766.1

EXHIBIT "A"

LEGAL DESCRIPTION

Land in the Third Civil District of Davidson County, Tennessee, described according to a survey by Jack Lee, dated June 29, 1976, as follows:

BEGINNING at a concrete monument, the southerly margin of Lebanon Road, said monument being South 79° 17' 06" west 565.64 feet from the centerline of Spence Lane, south right of way of Lebanon Road, being the northwest corner of Lot No. 1 of the Sycamores of record in Book 4460, page 95, Register's Office for Davidson County, Tennessee, thence leaving said Lebanon Road and along the westerly line of The Sycamores South 1° 35 1 28" East 415.00 feet to an iron pin and inner corner of The Sycamores; thence along its northerly line South 79 ° 17' 06" West 400.00 feet to a concrete monument in the easterly line of the property of Margie Lee Hunter by deed in Book 3910 page 463, Register's Office for Davidson County, Tennessee; thence along her easterly line North 1° 24' 22" west 399.00 feet to a fence post in the southerly margin of Lebanon Road; thence with the margin of said Road, North 76° 59' 58" East 401.58 feet to the place of beginning, containing 3.68 acres (160,300.8 sq. ft.)

Being the same property conveyed to Sycamores Terrace Limited, a limited partnership by Warranty Deed from Allan Murphy and J. D. Davis, Partners of record in Book 5082, Page 58 and re-recorded in Book 5293, Page 468 and also being the same partnership now known as Sycamores Terrace, LLC by Articles of Conversion from Sycamores Terrace Limited, a limited partnership of record in Instrument No. 200301160006949, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real estate taxes, stand-by fees, and assessments (general and special) for the current year, 2018, and all subsequent years for Map-Par. 094-00-0-078-00.

2. Rights of tenants in possession, as tenants only, under unrecorded leases or rental agreements.

3. The following matters shown on the plan of record in Book 5050, page 8, in the Register's Office for Davidson County, Tennessee:

   a. Setback line (90-foot front);
   b. 10-foot public utility and drainage easements along the easterly and westerly lines.

4. Easement granted to the Metropolitan Government, acting by and through the Electric Power Board of record in Book 5010, page 828, in said Register's Office.