Karen Y Johnson Davidson County
Batch# 176208 DEEDWARR
12/20/2018 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20181220-0123605

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 1,800,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2018.

Notary Public

COMMISSION EXPIRES: _____

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TKM Real Estate, LLC	Same As New Owner	106-00-0-126 106-00-0-132
(NAME)	(NAME)	
1901 Lebanon Pike,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **THEOPHILUS EGBUJOR, A MARRIED MAN, AND FRIENDSHIP HEALTHCARE SYSTEMS, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TKM REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Land in Davidson County, Tennessee, being Reserve Parcel "A" on the Plan of The Plus Park, Section Eleven, of record in Plat Book 4595, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Friendship Healthcare Systems, Inc. by Warranty Deed from Horizon Systems, Inc. (Nashville #10), in Instrument No. 20020828-0104437, in the Official Records of Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Pulus Park, Section Eleven, of record in Plat Book 4595, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Theophilus Egbujor, a married man, and Friendship Healthcare Systems, Inc by Deed dated August 26, 2002 from Friendship Healthcare Systems, Inc., recorded August 28, 2002, in Instrument No. 20020828-0104437, in the Official Records of Davidson County, Tennessee.-

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **333 Plus Park Boulevard** **Nashville TN** **37217**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its, successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE, its, successors 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 19th day of December, 2018.

Theophilus Egbujor

BY Grace Egbujor AIF

Theophilus Egbujor
By: Grace Egbujor, Attorney in Fact

Friendship Healthcare Systems, Inc., a Tennessee Corporation

By: Grace Egbujor

Grace Egbujor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of November 2018, before me personally appeared, **Grace Egbujor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Theophilus Egbujor** and acknowledged that she executed the same as the free act and deed of **Theophilus Egbujor.**

WITNESS my hand and seal this 19th day of December, 2018.

Robert L Sugg

Notary

Commission Expires: _____

ROBERT L RUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

STATE OF TENESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Grace Egbujor**, 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 Authorized Agent of Friendship Healthcare Systems, Inc., LLC, a Tennessee limited liability company**, the within named bargainor, and that as the Authorized Agent of the company, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by herself as the Authorized Agent.

Witness my hand and official seal, at office located in Nashville, Tennessee this 19th day of December 2018.

Robert L Sugg

Notary Public

My Commission Expires: _____

ROBERT L RUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

