Name and Address of New Owner:
McGavock Health Care Inc.
1501 Demonbreun Street
Nashville, TN 37203

Send Tax Statements To:
NEW OWNER

Karen Johnson Davidson County
Batch# 224559 DEEDWARR
05/01/2019 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $18,222.50
20190501-0040497

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NC-19040509

Map and Parcel: 093 09 0 176.00, 093 09 0 177.00 and 093 09 0 179.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jewell M. Hale and Robert L. Kirby**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **McGavock Health Care Inc.**, a Tennessee corporation, 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:

Parcel I:
Land in Davidson County, Tennessee, being the west half of Lot No. 106, in the plan of McNairy's west Nashville Lots, as recorded in Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee.

Said half of said Lot 106 fronts 50 feet on the north side of McGavock Street and runs back northerly between parallel lines 169 feet to an alley.

Parcel II:
Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and Minute Book "C", pages 136 and 137, Chancery Court in Nashville, Tennessee.

Said Lot No. 108 fronts 100 feet on the northerly side of McGavock Street and runs back between parallel lines 169 feet to an alley.

Parcel III:
Land in Davidson County, Tennessee, being the easterly part of Lot No. 110 on the Plan of McNairy's West Nashville lots, as of record in Book 9, pages 322 and 323, said Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 49 feet on the northerly side of McGavock Street, and extends back between lines 169 feet to an alley on which it measures 48.52 feet.

Being the same property conveyed to Jewell M. Hale and Robert L. Kirby, as tenants in common, by Warranty Deed filed for record on November 2, 2018 in Instrument Number 20181102-0108935, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20181105-0109645; all matters as set forth per Book 9, page 322 & 323 and Minute Book "C", page 136 & 137; all matters of Ordinance No. 098-1188 approving the Arts Center Redevelopment Plan of record in Book 10965, page 404, Book 11625, page 252 and Instrument Number 20020715-0084598; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1212, 1214, 1218 McGavock St., Nashville, TN 37203

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 GRANTEE 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 successors and assigns, 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 hand this 29th day of April, 2019.

Jewell M. Hale

Robert L. Kirby

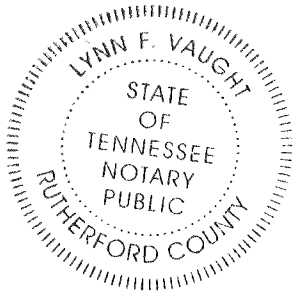
State of Tennessee

County of Rutherford

Personally appeared before me, Jewell M. Hale and Robert L. Kirby, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th of April, 2019.

Notary Public
My Commission Expires: 2/20/2023



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,925,000.00.

Rajat Aggarwal
Affiant Signature

Subscribed and sworn to before me, this 29th day of April, 2019.

L. J. Vaught
Notary Public
My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 11.20.22

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY