Box 29

21706
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 295744 DEEDWARR
10/03/2019 12:12:02 PM 4 pgs
Fees: $23.00 Taxes: $19,610.00
20191003-0101279

WARRANTY DEED

Address New Owner(s)	Send Tax Bills to: and	Map-Parcel:
Hochen Properties, LLC	New Owner(s)	13300002400
460A Craighead Street		13311020900
Nashville, TN 37204-2334		

FOR AND IN 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, I/we, hereinafter called the Grantors, **Shams Properties, LLC, a Tennessee Limited Liability Company,** has bargained and sold, and by these presents do transfer and convey unto **Hochen Properties, LLC, a Tennessee Limited Liability Company ,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to Shams Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Bright-Elysian Fields Partnership, a Tennessee General Partnership, dated February 27, 2017, and filed at Instrument No. 20170314-0024955, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Sewer and drainage easement filed in Book 3799, page 651; Lease as shown in Book 7266, page 325; Permissive Use Agreement in Instrument No. 20030724-0103908; Restrictions as filed in Book 3950, page 777 and re-recorded in Book 3959, page 884; Recorded Plat for Elysian Center in Book 4300, page 5; Recorded plat for Lot 3, Elysian Center filed in Book 8250, page 58; Agreement filed in Book 4287, page 18; all matters as disclosed on Alta Survey prepared by LLT Land Surveying, LLC, dated Feb., 2017, revised March 1, 2017, Project No. Elysian; rights of tenants in possession and any and all easements, restrictions and zoning regulations which may be applicable to subject property.

This is improved property known as: 3802 Nolensville Pike, Nashville, TN 37211

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, 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 Grantees, their heirs and assigns, against the lawful claims of all persons whosoever.

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 my hand as of the date shown on the Notary Form.

SHAMS PROPERTIES, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

BY: Mohammad R. Shams, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mohammad R. Shams**, 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 Managing Member of SHAMS PROPERTIES, LLC, the within named bargainor, a Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself a such Managing Member.

Witness my hand and official seal at office, this 30th day of September, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: 3/8/22

Notary Public

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $5,300,000.00

Affiant

Sworn to and subscribed before me
this 30th day of September, 2019.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

EXHIBIT "A" **GF#: 21706**

Legal Description

TRACT 1 - MAP/PARCEL: 13300002400
All that certain parcel of land situate in the Sixth Civil District of Davidson County, Tennnessee, bounded ont he West by the right-of-way of Nolensville Road, a State of Tennessee public roadway; on the North by lands of Richard & Helen Moore, 3760 Nolensville Pike, LLC and Sabra Health Holdings III, LLC; on the East by Paragon Hills - Section 1 and on the South by other lands of Bright-Elysian Fields Partnership, a Tennessee General Partnership; The Elysian Fields Community Condominium Association, Inc, and the North right-of-way line of Elysian Fields Court, a Davidson County public roadway, and more particularly described as follows, to-wit:

BEGINNING at a MAG nail set int he top of curb located at the end of the right-of-way at the intersection of the northerly right-of-way of Elysian Fields Court and the easterly right-of-way line of Nolensville Road; thence,

Along the easterly right-of-way of Nolensville Road, North 45 deg. 49 min. 07 sec. West 392.34 feet to a 1/2 inch iron pin set capped 2230; thence,

Along lands of Richard and Helen Moore; 3760 Nolensville Pike, LLC and Sabra Healthcare Holdings III, LLC, North 44 deg. 17 min. 05 sec. East, (at 200.27 feet passing a 3/4 inch iron pin found no cap loose on top of bank) 595.21 feet (measured) to a concrete monument found with a punch mark for the true point; thence,

Continuing along Sabra Healthcare Holdings III, LLC, North 45 deg. 09 min. 17 sec. East, 281.20 feet (measured) to a concrete monument found with a punch mark for the true point; thence,

Continuing along the same, North 38 deg. 16 min. 43 sec. East, 21.88 feet to an iron pipe found with a MAG nail in center for the true point; thence,

Along Paragin Hills-Section 1- Book 3300-page 100, South 44 deg. 48 min. 13 sec. East, 438.83 feet (measured) to a concrete monument with a punch mark for the true point; thence,

Along the lands of Bright-Elysian Fields Partnership, a Tennessee General Partnership and The Elysian Fields Community Condominium Association, Inc., South 44 deg. 27 min. 27 sec. West (at 379.69 feet passing over a 1/2 inch pin set capped 2230 and at 481.84 feet thru 604.59 feet passing through the existing building as described by Permissive Use Agreement of record in Instrument 20030724-0103908), 616.09 feet (measured) to a MAG nail set in the easterly right-of-way line of Elysian Fields Court; thence,

Along said easterly right-of-way line of Elysian Fields Court, North 45 deg. 27 min. 15 sec. West, 46.82 feet to a railroad spike found in pavement at the face of a concrete walkway; thence,

Along the northerly right-of-way line of Elysian Fields Court, South 44 deg. 32 min. 45 sec. West, 50.00 feet to a MAG nail set in pavement, thence;

Along the westerly right-of-way line of Elysian Fields Court, along a return curve to the right having a Radius of 25.00 feet, an Arc length of 39.27 feet (chord bearing and distance, South 00 deg. 27 min. 15 sec. East, 3536 feet) to railroad spike set at the face of a concrete curb; thence,

EXHIBIT "A" **GF#: 21706**

Legal Description

Continuing along the same, along a return curve to the right, having a Radius of 25.00 feet, an Arc length 39.28 feet (chord bearing and distance, South 89 deg. 13 min. 22 sec. West, 35.36 feet) to the POINT AND PLACE OF BEGINNING.

CONTAINING: 384,885 Sq. Ft./8.835 Acres, more or less.

Pursuant to that certain ALTA Survey for Shams Properties, LLC, prepared by LTT Land Surveying, LLC, bearing the seal and certification of Leonard T. Tusar, Lic. #2230, dated February 2017, last revised March 1, 2017, Project No. Elysian.

TRACT 2 - MAP/PARCEL - 13311020900
All that certain parcel of land situate in the Sixth Civil District of Davidson County, Tennessee, bounded on the North by other lands of Bright-Elysian Fields Partnership, a Tennessee General Partnership, on the East and South by Paragan Hills-Section 1 and on th e West by the Elysian Fields Community Condominium Association, Inc., and more particularly described as follows, to-wit:

Commencing at a MAG nail set in the easterly right-of-way line of Elysian Fields Court; thence,

Along other lands of Bright-Elysian Fields Partnership, a Tennessee General Partnership, and lands of the Elysian Fields Community Condominium Association, Inc., North 44 deg. 27 min. 27 sec. East (labeled South-West on survey), 236.44 feet to a 1/2 inch iron pin set capped 2230, the true POINT OF BEGINNING; thence,

Along said other lands of Bright-Elysian Fields Partnership, North 44 deg. 27 min. 27 sec. East (labeled South-West on survey), 379.65 feet to a concrete monument found with a punch mark for the true point; thence,

Along Paragon Hills-Section 1-Book 3300-page 100, South 45 deg. 26 min. 23 sec. East, 170.92 feet to a concrete monument found with no punch mark; thence,

Continuing along Paragon Hills-Section 1-Book 3300, page 100, South 43 deg. 53 min. 24 sec. West, 377.12 feet to a concrete monument found with a punch mark for the true point; thence,

Along Elysian Fields Community Condominium Association, Inc., North 46 deg. 16 min. 40 sec. West, 174.67 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING 65,382 Sq. Ft./1.50 Acres, more or less.

Pursuant to that certain ALTA Survey for Shams Properties, LLC, prepared by LTT Land Surveying, LLC, bearing the seal and certification of Leonard T. Tusar, Lic. #2230, dted February 2017, last revised March 1, 2017, Project No. Elysian.