RETURN TO:
FNTG
6060 Poplar Avenue, Ste LL37
Memphis, TN 38119
TG # 7594341- PamCox

THIS INSTRUMENT PREPARED BY ~~AND RETURN TO:~~
Tune, Entrekin & White, P.C. (JPR)
315 Deaderick St, Suite 1700
Nashville, TN 37238

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,668,000.00

Julie Clark
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Oct. 2019.

Pamela Cox
NOTARY PUBLIC

My Commission expires: 4-26-2020

Karen Johnson Davidson County
Batch# 295991 DEEDWARR
10/04/2019 09:18:02 AM 4 pgs
Fees: $23.00 Taxes: $35,771.60
20191004-0101573

PAMELA COX STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 4-26-2020

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Hermitage Senior Housing PROPCO, LLC	Hermitage Senior Housing PROPCO, LLC	086000772.00
(NAME)	(NAME)	
3778 Central Pike	2334 S. 41st Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Wilmington, NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Star Group of Hermitage, LLC a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Hermitage Senior Housing PROPCO, LLC, a Delaware limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land and related interests, situated in Davidson County, Tennessee, described on Exhibit A, which is attached hereto and incorporated herein by reference (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 3778 Central Pike, Hermitage, Tennessee consisting of 3.65 acres, more or less.

To Have and to Hold the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever. The Grantor covenants with said Grantee, Grantee's successors and assigns, that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the Permitted Encumbrances. The Grantor does further covenant and bind itself and its successors and assigns to

warrant and forever defend the title to the said land to the 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/my hand(s) this 24 day of SEPT 2019.

STAR GROUP OF HERMITAGE, LLC

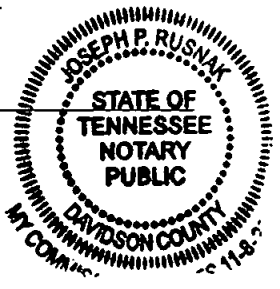
By: Muralidhar Bethi
Muralidhar Bethi
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Muralidhar Bethi, 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 of STAR GROUP OF HERMITAGE, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Chief Manager.

WITNESS my hand and official seal, at office in NASHVILLE, TENNESSEE, this the 24 day of SEPTEMBER 2019.

Notary Public

My commission expires: 

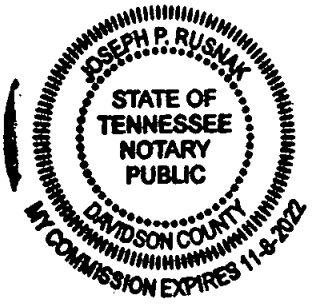


EXHIBIT A

Land situated in Davidson County, Tennessee:

BEING ALL of Lot 1 of Waterford Assisted Living, as shown in Plat of record at Instrument No. 20140702-0058403, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot 1 consists of 3.65 acres, more or less.

Being a portion of the same property conveyed to STAR GROUP OF HERMITAGE, LLC, a Tennessee Limited Liability Company, by deed from Barbara Meade Terry, James R. Meade, Jr. and Cathryn Meade Olds as Instrument No. 20130206-0012157, dated February 6, 2013, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for 2019 and subsequent years, a lien, but not yet due and payable which have been prorated by the Grantor and Grantee.

2. Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 2013107-0108626, in the Register's Office of Davidson County, Tennessee, and shown on Survey.

3. Agreement for dedication of easements for sanitary sweres and/or storm drainage water mains, pumps and appurtenances of record in Instrument No. 20131017-0108658, in the aforesaid Register's Office, and shown on survey.

4. Subdivision restrictions, building lines and easements as shown in Waterford Assisted Living plat of record at Instrument No. 20140702-0058403, in the aforesaid Register's Office, shown on that certain ALTA?NSPS Survey prepared by Civil and Environmental Consultants, Inc. dated June 7, 2019, last revised _____ Project No. 192-039.

5. Encroachment of curb and gutter on the north parth of the property and sidewalk constructed outside of 6' access easement, and shown on Survey.

6. Rights, if any, of the property owners abutting said detention/water quality pond in and to the waters of detention/water quality pond and in and to the bed thereof.