THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-26931A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 266,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 363941 DEEDWARR
02/26/2020 02:26:05 PM 2 pgs
Fees: $13.00 Taxes: $986.98

20200226-0021459

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHC Partnership	NEW OWNER	
PO Box 1828		12802001700
Goodlettsville, TN 37070		
(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, **West Nashville Living, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **PHC Partnership,**

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:

Land in Davidson County, Tennessee being Lot No. 22 on the Plan of Thousand Oaks Estates, as of record in Book 3700, Pages 82 and 83, Register's Office for Davidson County, Tennessee.

Said lot fronts 118.28 feet on the South side of Forrest Valley Drive and runs back 397.80 feet on the West line and 158.43 feet on the East line to a dead line in the rear on which it measures 307.79 feet.

Being a portion of the same property conveyed to West Nashville Living, LLC, a Tennessee limited liability company by Warranty deed from William E. Mercer and Marcia F. Mercer, husband and wife of record in Instrument No. 20190930-0099335 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on September 30, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Reference to acreage is left in the description merely for convenience in identifying the tract (3) Restrictions of record in Book 4056, Page 371 and amended in Book 4072 Page 318, in the Register's Office for Davidson County, Tennessee; (4) Grant of Easement of record in Instrument Number 20190815-0081666; Instrument Number 20190531-0051817 and Instrument Number 20070312-0030285, Register's Office for Davidson County, Tennessee; (5) Subject to terms and provisions of said ground lease agreement of record in Deed Book 9874, Page 11 and amended by Instrument Number 20051208-0147651, Instrument Number 20120127-0007806 and Instrument Number 20190531-0051818, Register's Office for Davidson County, Tennessee; (6) Subject to terms and provisions of said lease agreement of record in Instrument Number 20051208-0147650, Register's

Office for Davidson County, Tennessee; (7) Subject to terms and provisions of said lease agreement of record in Book 11520, Page 488 as amended by Book 11520, Page 506 and Instrument Number 20081201-0116481, Register's Office for Davidson County, Tennessee; (8) Subject to all matters shown on the Plan of record in Plat Book 3700, Page 82 and 83, Register's Office for Davidson County, Tennessee; (9) All restrictions of record; (10) All easements of record; (11) All visible easements; (12) All applicable governmental and zoning regulations.

This is IMPROVED property known as **301 Forrest Valley Drive, Nashville, TN 37209.**

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 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 Grantor's hand this the 24 day of February, 2020.

West Nashville Living, LLC

BY: _____
Mark A. Hayes, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Mark A. Hayes**, 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 West Nashville Living, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Managing Member.

Witness my hand and official seal this the 24 day of February, 2020.

My Commission expires: 1-8-24

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE