Karen Johnson Davidson County
Batch# 455551 DEEDWARRSP
08/12/2020 04:09:30 PM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20200812-0090347

SPECIAL WARRANTY DEED

FROM: Myatt Drive Properties, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: BETR CARE, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
BETR CARE, LLC 2004 Hayes Street, Suite 645 Nashville, Tennessee 37203	Same	Map 42, Parcel 36

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000.

Yvonne Hall
Affiant

Sworn to and subscribed before me, this 12 day of August 2020.

Brandy Gomaz
Notary Public

My Commission Expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Myatt Drive Properties, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **BETR CARE, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is unimproved land located at 4011 Dickerson Pike, Nashville, Davidson County, Tennessee 37207.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 10th day of August, 2020.

SELLER: Myatt Drive Properties, LLC,
a Tennessee limited liability company

By: _____
William R. Hostettler, ~~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 William R. Hostettler, 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 Myatt Drive Properties, 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 corporation by himself as Chief Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 10th day of August, 2020.

_____
Notary Public

My Commission Expires: 9/7/21

JENNIFER JAFARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

EXHIBIT A

PROPERTY DESCRIPTION

Situated in the 11th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an iron pin (found) at the southeast corner of the Gary R. Stewart and Ted Allen Brooks property (Instrument No. 20150911 0092366), said iron pin being located in the northerly right-of-way of Nesbitt Drive, thence along said right-of-way,

North 83 degrees 07 minutes 15 seconds West, 338.97 feet to an iron pin (found) at the southeast corner of the herein described property, this being the True Point of Beginning;

Thence, continuing along Nesbitt Drive, North 83 degrees 00 minutes 32 seconds West, 496.44 feet to an iron pin (found) in the easterly right-of-way of Dickerson Pike, said iron pin being the southwest corner of the herein described property;

Thence, along the easterly right-of-way of Dickerson Pike, North 23 degrees 18 minutes 42 seconds East, 46.14 feet to an iron pin (set);

Thence, along a curve to the right, having an arc length 493.13 feet, a radius of 5,654.72 feet, a chord bearing of North 26 degrees 20 minutes 58 seconds East, a distance of 492.98 feet to an iron pin found at the northwest corner of the herein described property, said iron pin being a common corner with the Robert S. Ingram property (DB 5724 PG 723);

Thence, leaving the easterly right-of-way of Dickerson Pike, South 83 degrees 41 minutes 17 seconds East, 397.98 feet to an iron pin (found), this being the northeast corner of the herein described property; said iron pin being a common corner with the Sandra C. Gregory (DB 5703 PG 33) and Leon A. Deaderick Jr. (DB 10311 PG 275) properties;

Thence, South 15 degrees 35 minutes 01 seconds West, 519.94 feet to the Point of Beginning. Containing 230,868.62 square feet, or 5.30 acres, according to a survey by Jeffrey A. Leopard, dated March 21,2017.

Being the same property conveyed to MYATT DRIVE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KOORSEN PROPERTIES II, LLC, AN INDIANA LIMITED LIABILITY COMPANY, dated March 11, 2019, of record in Instrument No. 20190311-0022128, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2020 and future taxes, a lien, not yet due and payable.

2. Water Line Easement of record in Book 5422, Page 985, said Register's Office.

True Copy Certification

I, Valerie Matlock, do hereby make oath that I am 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY