PREPARED BY:
HUDSON, REED & CHRISTIANSEN, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

Karen Johnson Davidson County
Batch# 664813 DEEDWARR
06/25/2021 07:54:30 AM 11 pgs
Fees: $58.00 Taxes: $32,375.00
20210625-0086170

NAME AND ADDRESS OF NEW OWNER:
Rethink Community Nashville JV, LLC
c/o Seavest Healthcare Properties, LLC
707 Westchester Avenue
White Plains, New York 10604

SEND TAX BILLS TO:
New Owner

Map/Parcel
071-11-0-007.00
071-11-0-006.00
071-10-0-165.00
071-10-0-158.00
071-10-0-166.00
071-14-0-265.00
071-10-0-159.00
071-10-0-162.00
071-10-0-163.00
071-10-0-164.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **TTF Investments, LLC, a Tennessee Limited liability company** ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Rethink Community Nashville JV, LLC, a Delaware limited liability company**, ("Grantee"), its successors and assigns, forever, the following described undeveloped real estate situated in Davidson County, Tennessee, to-wit:

Tract 1: (1410 Dickerson Pike 071110007.00)
Land in the 5th Councilmanic of Davidson County, Tennessee, being parts of Lots Nos. 2 and 3 on the unrecorded plan of Joseph H. Talbot lands, and described according to a survey made by

Ralph W. C. Lambert, dated February 1, 1959 and revised February 10, 1959 as follows:

Beginning at an iron pin in the westerly margin of the Dickerson Pike at the Northeast corner of a 20 foot easement given for a street, said easement being on the Northerly side of the property upon which is now located the Vanderbilt Plaza Motel; thence with the margin of said Dickerson Pike, North 19 degrees east 100.5 feet to an iron pin; thence North 71 degrees 30 minutes West 182 feet to an iron pin; thence North 81 degrees West 139 feet to an iron pin; thence North 86 degrees 45 minutes West 138 feet to an iron pin; thence South 89 degrees 30 minutes West 251 feet to an iron pin; thence South 0 degrees 30 minutes West 100.5 feet to an iron pin; thence South 81 degrees 30 minutes East 676 feet to the point of beginning.

Tract 2: (1412 Dickerson Pike 071110006.00)

A tract of land in the 12th Civil District of said County and being more particularly described as follows:

Beginning in the center of the Dickerson Turnpike at a point 144 feet and 9 inches southward from the northeast corner of Lot No. 2 and the southeast corner of Lot No. 1 of the Joseph Talbot lands, and running thence north 71° west 546 feet to a double walnut in the line between Lots Nos. 1 and 2 of said Talbot lands; thence with said line north 85° west 927 feet to a stake, the southeast corner of said Lot No.1 and the northwest corner of Lot No. 2; thence south 11° west 314 feet to the southwest corner of said lot No. 2, and the northwest corner of lot No.3; thence south 85° east 743 feet to the corner of a stone wall the southwest corner of J. A. Williams and wife land; thence north .5° east 117.5 feet to a point in stone fence, said Williams northwest corner; thence with Williams north line as follows: north 89.5° east 251 feet to a post in fence; thence south 86.75° east 138 feet to a post in south 81° east 139 feet to a point in fence; thence south 70.75° east 213 feet to the center of the Dickerson Pike, thence along the center of said Dickerson Pike, north 19.5° east 99.5 feet to the beginning, and containing 7.5 acres, more or less.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD in Book 2013, Page 47, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

Tract 3: (0 Dickerson Pike 071100165.00)
A small tract of land in the 12th Civil District of said county, being part of Lot 2 on the unrecorded Plan of the Lands of Joseph N. Tolbert, deceased, described according to a survey by N. G. Jenkins, November 5, 1949, as follows:

Beginning in the center line of a rock wall, said beginning point being north 71° west 311 feet from a center line of Dickerson Pike and being 311 feet west of the northeast corner of the property conveyed to Conner P. Perkerson by deed from J. A. Harlan et al, of record in Book 476, page 589, Register's Office for Davidson County, Tennessee; thence north 71° west 235 feet to a double walnut; thence north 85° west 927 feet; thence south 11° west 314; thence north 85° east 743 feet; thence north 30° east 117.5 feet; thence north 89° 30' east 251 feet; thence south 86° 45' east 138 feet; thence south 81° east 39 feet; thence north 18° east 113 feet to the point of beginning, containing 6.77 acres, more or less.

Tract 4: (0 Penning Ave. 071100158.00)
Land in the 5th Councilmanic of Davidson County, Tennessee, being described and being more particularly described as follows:

BEGINNING at a capped iron rod set at the northeast corner of the property being herein described, said point also being located on the southern property line of the Jenkins Properties, LP. as recorded in Deed Book 9638, Page 552 in the Register' s Office of Davidson County, Tennessee, the same point being the northwest corner of the Metro Government Schwab property as recorded in Deed Book 1198, Page 80 in the Register' s Office of Davidson County, Tennessee; thence, leaving said point, with and along the western property line of the aforementioned Metro Government Schwab property, south 14 degrees 27 minutes 35 seconds West, 208.71 feet to a capped iron rod set; thence, North 84 degrees 33 minutes 54 seconds West, 214.04 feet to a capped iron rod set on the eastern right-of-way line of U.S. Interstate 65, having a right-of-way width that varies, said point set at an access control fence; thence, leaving said point, with and along the eastern right-of-way line of U.S. Interstate 65, North 12 degrees 20 minutes 52 seconds West, 196.00 feet to a capped iron rod set; thence, North 11 degrees 40 minutes 08 seconds East, 16.90 feet to a capped iron rod set; thence, South 81 degrees 19 minutes 16 seconds East, 90.00 feet to a capped iron rod set; thence, North 08 degrees 40 minutes 44 seconds East, 19.93 feet to a capped iron rod set on the southern property line of the aforementioned Jenkins Properties,

LP., line; thence, South 81 degrees 19 minutes 21 seconds East, 214.16 feet to the POINT OF BEGINNING all as shown on a boundary survey by Clint Elliott Registered Land Surveyor Number 2347, project number 150211, dated 04172016. Said parcel of land contains 55,053 square feet or 1.26+/Acres.

Tract 5: (0 Penning Ave. 071100163.00)

Land situated in the 5th Councilmanic of the County of Davidson, State of Tennessee, and described as follows:

Being part of Block "G" and all of Lots 1, 2, 3, 4, 5, 6 and part of Lot No. 7 of Block "F" on the Plan of East View Subdivision which is of record in Book 547, Page 64, of the Register's Office for Davidson County, Tennessee, and described together as follows:

BEGINNING at a point where the east margin of Interstate 65 intersects the new relocated north margin of Lucile Street; thence north 12° 43' west 102.24 feet along the east margin of I-65 to a point; thence continuing along the same as follows: north 8° 18' 32" west 325.06 feet to a point, north 3° 45' 44" west 160.58 feet to a point and north 00° 41' 15" west 199.67 feet to a point; thence leaving said margin of I-65 north 14° 51' east 50.00 feet to a point; thence south 83° 09' east 623.00 feet along the northerly line of said plan to a point; said point being the northeast corner of Block "G" and the northwest corner of Block "D" of said plan; thence south 14° 21' 20" west 796.00 feet along the west line of said Block "D" to a point on the north margin of Lucile Street; thence westerly 116.00 feet around a curve that has a 475 foot radius on the new relocated north margin of Lucile Street to the point of a reverse curve; thence westerly 101.00 feet around a curve that has a 425 foot radius on the new relocated north margin of Lucile Street to a point; thence north 83° 17' west 135.47 feet along the new relocated north margin of Lucile Street to the point of beginning and containing 9.44 acres, more or less.

Being the same property conveyed to TTF INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THE ESTATE OF JAMES D. STEVENS, BY AND THROUGH ANDREW B. GIBSON, JR. AND ANNA FREDRICK RINGEMANN, SOLEY IN THEIR CAPACITY AS CO-EXECUTORS, dated November 14, 2016, of record in Instrument No. 20161115-0120589, said Register's Office.

Tract 6: (0 Penning Ave. 071100159.00)
Land in the 5th Councilmanic of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument found, having Tennessee State Plane Coordinates of North 680434.50, East 1739563.23, said point being located at or near a control access fence at or near the eastern right-of-way line of U.S. Interstate 65, having a right-of-way width that varies; thence, leaving said point, North 12 degrees 20 minutes 52 seconds West, 11.62 feet to a capped iron rod; thence, South 84 degrees 33 minutes 54 seconds East, 40.00 feet to a capped iron rod; thence, South 03 degrees 58 minutes 53 seconds West, 50.98 feet to a capped iron rod, said point being located at the northeast corner of the Joel H. Moseley Property as recorded in instrument DB000078860000998 in the Register's Office of Davidson County, Tennessee; thence, North 84 degrees 33 minutes 54 seconds West, 25.00 feet to a capped iron rod at the highway access control fence; thence, North 12 degrees 16 minutes 53 seconds West, 41.88 feet to the POINT OF BEGINNING all as shown on a boundary survey by Clint Elliott Registered Land Surveyor Number 2347, project number 150211, dated 04172016. Said parcels of land contains 1,656 square feet or 0.04+/Acres.

Tract 7: (0 Public St. 071100162.00)
Land in the 5th Councilmanic of Davidson County, Tennessee, and being further described as follows:

Beginning at a point on the easterly margin of Public Street, said point being approximately 170 feet in a southerly direction from the southeast corner of the intersection of Penning Avenue and Public Street as shown on the map attached as Exhibit A; running then approximately 112 feet in an easterly direction to a point in the westerly margin of the property shown as parcel 165 on said map; running then in a southwesterly direction with the line between parcels 162 and 165 approximately 95 feet to a point; running then in a generally westerly direction approximately 81 feet to the easterly right of way of Interstate 65; running thence in a northwesterly direction along said right of way approximately 56 feet to a point being the intersection of the right of way of Interstate 65 and the easterly margin of Public Street in a northerly direction approximately 38 feet to the point of beginning.

Tract 8: (0 Penning Ave. 071100163.00)
Land in the 5th Councilmanic of Davidson County, Tennessee, being more particularly described as follows:

Commencing at an iron rod found, having Tennessee State Plane Coordinates of North 680360.98, East 1739747.38, said point being located at the southwest corner of the Metro Government Schwab property as recorded in instrument DB000011980000080 in the Register' s Office of Davidson County, Tennessee, said point also being the northwest corner of the Phillip Perkerson property as recorded in instrument DB0000022040000307 in the Register' s Office of Davidson County, Tennessee; thence, South 14 degrees 17 minutes 01 seconds West, 160.04 feet to a capped iron rod, said point being the northeast corner of the property being herein described and known as the POINT OF BEGINNING for this property description; thence, South 14 degrees 17 minutes 01 seconds West, 103.50 feet to a capped iron rod located on the eastern right-of-way of U.S. Interstate 65, having a right-of-way width that varies and said point being the southeast corner of the property being herein described; thence, North 84 degrees 33 minutes 54 seconds West, 44.68 feet to a capped iron rod located at or near a control access fence; thence, North 13 degrees 19 minutes 00 seconds West, 108.00 feet to a capped iron rod, said point being the northwest corner of the property being herein described; thence, South 84 degrees 33 minutes 54 seconds East, 95.32 feet to the POINT OF BEGINNING all as shown on a boundary survey by Clint Elliott Registered Land Surveyor Number 2347, project number 150211, dated 04172016. Said parcels of land contains 7,158 square feet or 0.16+/Acres.

Tract 9: (0 Penning Ave. 071100164.00)
Land in the 5th Councilmanic of Davidson County, Tennessee, being more particularly described as follows:

Commencing at an iron rod found, having Tennessee State Plane Coordinates of North 680360.98, East 1739747.38, said point being located at the southwest corner of the Metro Government Schwab property as recorded in instrument DB000011980000080 in the Register' s Office of Davidson County, Tennessee, said point also being the northwest corner of the Phillip Perkerson property as recorded in instrument DB0000022040000307 in the Register' s Office of Davidson County, Tennessee; thence, South 14 degrees 17 minutes 01 seconds West, 274.35 feet to a point, said point being the northeast corner of the property being herein described

and known as the POINT OF BEGINNING for this property description; thence, South 14 degrees 17 minutes 01 seconds West, passing thru a capped iron rod at 39.812 feet, for a total of 80.50 feet to a concrete monument located on the eastern right-of-way of U.S. Interstate 65, having a right-of-way width that varies and said point being the southern corner of the property being herein described, having Tennessee State Plane Coordinates of North 680017.09, East 1739659.84; thence, North 13 degrees 19 minutes 00 seconds West, 84.00 feet to a capped iron rod located at or near a control access fence, said point being the northwest corner of the property being herein described; thence, South 84 degrees 33 minutes 54 seconds East, 39.39 feet to the POINT OF BEGINNING all as shown on a boundary survey by Clint Elliott Registered Land Surveyor Number 2347, project number 150211, dated 04172016. Said parcels of land contains 1,566 square feet or 0.04+/Acres.

Tracts 1, 2, 3, 4, 6, 7, 8 & 9 being the same property conveyed to TTF INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MARY OWEN "LADYE" DANIELS, EXECUTRIX TO THE ESTATE OF PHILLIP D. PERKERSON, DECEASED, dated January 6, 2017, of record in Instrument No. 20170117-0005037, said Register's Office.

Tract 5 being the same property conveyed to TTF INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THE ESTATE OF JAMES D. STEVENS, BY AND THROUGH ANDREW B. GIBSON, JR. AND ANNA FREDRICK RINGEMANN, SOLEY IN THEIR CAPACITY AS CO-EXECUTORS, dated November 14, 2016, of record in Instrument No. 20161115-0120589, said Register's Office.

Subject to all matters on the Plan of record in Book 71, page 474 and Book 547, page 64; Easement of record in Instrument No. 20130920-0099406; Ingress/Egress Easement of record in Book 5351, page 141, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except as provided above and for the 2021 property taxes which have been prorated between the parties.

The undersigned further covenants and binds its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

(Execution on following page)

WITNESS MY HAND on this the 17th day of June, 2021.

"GRANTOR"
TTF Investments, LLC, a Tennessee limited liability company

By: _____
Bryan Prince, Manager

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned authority of the State and County aforesaid, personally appeared Bryan Prince with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Manager of TTF Investments, LLC, the within named bargainor, a limited liability company, and that he as such authorized Manager, with the authority to do so, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such authorized Manager.

WITNESS MY HAND and official seal on this the 17th day of June, 2021.

_____
NOTARY PUBLIC

My commission expires: 1/19/2025

JEFFREY L. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $8,750,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 18 day of June, 2021.

NOTARY PUBLIC

My commission expires: 08-24-2024



Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

