4th

Karen Johnson Davidson County
Batch# 836134 DEEDWARRSP
04/07/2022 01:13:30 PM 9 pgs
Fees: $48.00 Taxes: $30,764.76
20220407-0040580

This Instrument Prepared by:
Randi S. Nathanson
The Nathanson Group PLLC
600 University Street
Suite 2000
Seattle, WA 98101

SPECIAL WARRANTY DEED

Address of New Owner:	**Send Tax Bills to:**	**Map No.** **Parcel No.**
Nashville 208 Propco, LLC 1001 Brickell Bay Drive Suite 1504 Miami, FL 33131 Attn: Christopher C. Finlay	Nashville 208 Propco, LLC 1001 Brickell Bay Drive Suite 1504 Miami, FL 33131 Attn: Christopher C. Finlay	051-07-0-099-00 051-07-0-047-00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **NHI-REIT of Axel, LLC**, a Delaware limited liability company (the "Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Nashville 208 PropCo, LLC,** a Delaware limited liability company (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

See Exhibit A.

This is improved property known as 206 W. Due West Avenue and 208 W. Due West Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee it successors and assigns forever. The Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth on Exhibit B.

Grantor further covenants and bind itself and its representatives, to warrant and forever defend the title to said real estate to said Grantee, it successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[Signature and notary page to follow.]

Witness the Grantor's hand this 15th day of March, 2022, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date, effective as of the 31st day of March, 2022.

NHI-REIT of Axel, LLC, a Delaware limited liability company

By: Kristin S Gaines
Its: Secretary

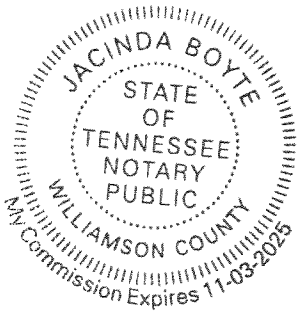
STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned , a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Kristin S. Gaines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of NHI-REIT OF AXEL, LLC, the within-named bargainor, a Delaware limited liability company, and that she, as such Secretary , being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as such Secretary.

WITNESS my hand and seal at office on this the 15th day of March, 2022.

Jacinda Boyte
Notary Public

My Commission Expires:
November 3, 2025



STATE OF Virginia)
COUNTY OF Henrico)

The actual consideration or value, whichever is greater for this transfer is $8,314,800.00.

Affiant

Subscribed and sworn to before me this the 31 day of March, 2022.

Kevin A. Davis
Commonwealth of Virginia
Notary Public
Commission No. 7520906
My Commission Expires 06/30/2026

Notary Public

My Commission Expires: 6/30/2026

EXHIBIT A

TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Tract I

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Maybelle Carter Retirement Center, of record in Book 5200, page 585, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin on the easterly right-of-way line of Cash Lane, formerly called Maynard Lane, where said lane now ends in the southerly line of John R. Cash as of record in Deed Book 4827, page 777, Register's Office of Davidson County, Tennessee, said iron pin being N 1 deg. 54' 08" W 374.14 feet and N 2 deg. 18' 45" W 276.29 feet from the northerly right-of-way line of Due West Avenue (as widened) as measured along the easterly right-of-way line of Cash Lane; thence, with the southerly line of John R. Cash and crossing the end of Cash Lane N 88 deg. 33' 48" W 50.14 feet to an existing iron pin on the westerly right-of-way line of Cash Lane; thence, with a line severing the land of John R. Cash N 2 deg. 18' 45" W 45.00 feet to an iron pin set; thence, continuing with said severance line, N 68 deg. 43' 25" E 594.54 feet to an existing iron pin in the westerly line of Lot No. 4 on the plan of Stratton Heights as of record in Book 1835, page 13, Register's Office of Davidson County, Tennessee; thence, with the westerly line of Lot No. 4, S 8 deg. 54' 54" W 25.00 feet to an existing concrete monument at the common westerly corner of Lots 3 and 4 of said subdivision; thence, with the westerly line of Lots 3 through 1 of Stratton Heights, S 15 deg. 58' 26" W 253.51 feet to an existing concrete monument at the southwesterly corner of Lot No. 1; thence, with the southerly line of Lot No. 1, S 89 deg. 06' 14" E 52.59 feet to an existing concrete monument at the northwesterly corner of Parcel (51) on Tax Map 51-7; thence, with the westerly line of Parcels 51 through 49 and a small part of Parcel (48), S 12 deg. 10' 01" W 382.22 feet to an existing iron pin at the northeasterly corner of Parcel (47); thence, with the northerly line of Parcel 47, N 89 deg. 42' 41' W 163.53 feet to an existing iron pin at the northwesterly corner of Parcel (47); thence, with the westerly line of Parcel (47), S 5 deg. 11' 15" E 105.83 feet to an existing iron pin; thence, S 2 deg. 04' 28" E 162.67 feet to an iron pin on the northerly right-of-way line of Due West Avenue (as widened); thence, with the northerly right-of-way line of Due West Avenue (as widened); N 89 deg. 40' 00" W 114.35 feet to an iron pin set at the southeasterly corner of Parcel (45), Tax Map 51-7; thence, with the easterly line of Parcel (45), N 4 deg. 15' 30" W 372.63 feet to an existing iron pin; thence, with the northerly line of Parcel (45), S 89 deg. 53' 52" W 99.23 feet to an existing iron pin on the easterly right-of-way of Cash Lane; thence, with the easterly right-of- way line of Cash Lane, N 2 deg. 18' 45" W 276.29 feet to the point of beginning.

Together with the above described tract is a 10 foot wide easement for the construction and maintenance of a water line to serve said tract. Said easement being 10 feet north of and parallel to the common line between Lots 3 and 4 on the plan of Stratton Heights as of record in Book 1835, page 13. Register's Office of Davidson County, Tennessee and extends from the westerly right-of-way of Gibson Drive to the westerly line of Lot No. 4 and being more particularly described as follows:

Beginning at a concrete monument at the common westerly corner of Lots 3 and 4 on said plan. Said monument being S 8 deg. 54' 54" W 25.00 feet from the northeasterly corner of the above described tract as measured along the westerly line of Lot No. 4; thence,

1. With the westerly line of Lot No.4, N 8 deg. 54' 54" E 10 feet; thence,
2. S 79 deg. 50' 29" E 187.9 feet to the westerly right-of-way of Gibson Drive; thence,
3. With the westerly right-of-way of Gibson Drive with a curve to the right (radius 975'), southerly a distance of 10 feet to an iron pin at the common easterly corner of Lots 3 and 4; thence,
4. With the common line of Lots 3 and 4, N 79 deg. 50' 29" W 187.92 feet to the point of beginning.

Together with Easement of record in Book 6087, Page 326, Book 7843, page 933 and in Instrument No. 20040716-0085509, said Register's Office.

Tract I being the same property conveyed to NHI-REIT of Axel, LLC by deed of record in Instrument No. 201507060065123, Register's Office for Davidson County, Tennessee.

Tract II

Being the Southeast part of Lot No. 4 on the Map of Stratton Place, of record in Book 547, Page 182, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Commence at a concrete monument found marking the Northeast corner of said Lot 4 of Stratton Place; thence South 12 degrees 10' 01" West along the East line of said Lot 4 a distance of 382.22 feet to a 1/2 inch rebar found and the Point of Beginning of the tract of land herein described; said Point of Beginning being a corner to Cash Lane Investors Instrument No. 200407160085510, Register's Office of Davidson County, Tennessee; thence North 89 degrees 42' 41" West a distance of 163.53 feet thence South 05 degrees 11' 15" East a distance of 105.83 feet, thence South 02 degrees 04' 28" East a distance of 194.50 feet to the centerline of Due West Avenue, thence South 89 degrees 40' 00" East along the centerline of Due West Avenue a distance of 110.00 feet thence leaving Due West Avenue North 04 degrees 35' 35" East a distance of 205.10 feet, thence North 12 degrees 10' 01" East a distance of 97.20 feet to the Point of Beginning.

Tract II Being the same property conveyed to NHI-REIT of Axel, LLC by deed of record in Instrument No. 201507060065124, Register's Office for Davidson County, Tennessee.

EXHIBIT B
TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 585, Register's Office for Davidson County, Tennessee. (TRACT I)

3. Terms and conditions of Ordinance for Storm Water Management in Metropolitan County Council Substitute Bill No. 78-840. (TRACT I)

4. Agreement(s) for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 5487, pages 271 and 277, Register's Office for Davidson County, Tennessee. (TRACT I)

5. Ingress/Egress easement of record in Book 7843, page 924, Register's Office for Davidson County, Tennessee. (TRACT I)

6. Rights of residents, as residents only, under unrecorded resident agreements without options to purchase or rights of first refusal. (TRACT I)

7. Subject to all matters shown on the Plan of record in Plat Book 547, Page 182, Register's Office for Davidson County, Tennessee. (TRACT II)

8. Easement as set forth in Warranty Deed of record in Book 4199, Page 965, Register's Office for Davidson County, Tennessee. (TRACT II)

9. Title to that portion of the subject property within the bounds of Due West Avenue, shown on the Survey. (TRACT II)

10. Agreement of Right of Repurchase by and between NHI-REIT of Axel, LLC and SH REGENCY LEASING, LLC of record in Instrument No. 201507090066805, Register's Office for Davidson County, Tennessee.

11. The following matters shown on Survey No. 52583 prepared by Timothy Leigh Fish TN RLS #3234 of Millman Surveying, Inc. and dated 2-3-2022 indicates the following:

    a. Overhead utility line crossing in northerly line.
    b. Wood fencing crossing in northerly line and in southwesterly area.
    c. Building appears to lie a maximum distance of 5.4 feet into Sanitary & Drainage Easement.
    d. Chain link fence appears to lie a maximum distance of 2.0 feet over east

boundary.

202204070040580

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/31/2022 (date of document).

Affiant Signature

4/7/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

