2nd

THIS INSTRUMENT PREPARED BY:
PETRINA M. MARKOWITZ, ESQ.
12820 THREE SISTERS ROAD
POTOMAC, MD 20854

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 839636 DEEDWARRSP
04/14/2022 08:20:30 AM 5 pgs
Fees: $28.00 Taxes: $68,450.00
20220414-0043196

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 18,500,000.

Subscribed and sworn to before me on the 4th day of April, 2022.

Brina Mathis
Notary Public

My commission expires: 2-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
3102 West End Avenue Suite 780 Nashville, TN 37203	3102 West End Avenue Suite 780 Nashville, TN 37203	Davidson County Property Map Number 93-09, Parcel Numbers 176.00, 177.00 and 179.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, **GOOD HEALTH MANAGEMENT PARTNERSHIP**, a Tennessee general partnership, hereinafter referred to as "**Grantor**," has bargained and sold, and by these presents does transfer and convey unto **McGAVOCK APARTMENTS VENTURE LLC**, a Delaware limited liability company, its successors and/or assigns, hereinafter referred to as "**Grantee**," a certain tract or parcel of land in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns forever, and Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said land in fee simple, it has a good right to convey it, and the same is unencumbered except as to the matters of record shown on **Exhibit B** attached hereto and incorporated herein by reference.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

ALL covenants and warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto as of April 4, 2022.

GOOD HEALTH MANAGEMENT PARTNERSHIP, a Tennessee general partnership

By: Rajesh Aggarwal
Rajesh Aggarwal, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rajesh Aggarwal, a Notary Public of the State and County aforesaid, personally appeared Rajesh Aggarwal, General Partner of **GOOD HEALTH MANAGEMENT PARTNERSHIP**, a Tennessee general partnership, with whom I am personally acquainted, and who, upon oath, acknowledged to be a General Partner of **GOOD HEALTH MANAGEMENT PARTNERSHIP**, a Tennessee general partnership, and that Rajesh Aggarwal, as such General Partner of **GOOD HEALTH MANAGEMENT PARTNERSHIP**, a Tennessee general partnership, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of April, 2022.

Brina Mathis,
Notary Public

My Commission Expires 2-24-2025.

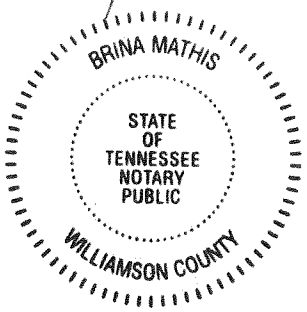


EXHIBIT A

Legal Description

Being a tract of land located in the 19th Council District of Metropolitan Nashville, Davidson County, Tennessee. Being the same property deeded to Good Health Management Partnership of record in Instrument #20201229-0154126, Register's Office for Davidson County, Tennessee (R.O.D.C.T.). Being bounded on the Norrth by Alley #236 (Right of Way width varies), East by the Brittany L.P. Barber property of record in Instrument #20140422-0033880, (R.O.D.C.T.), South by McGavock Street (50' Right of Way), on the West by 13th Avenue South (Right of Way width varies). Being described according to a survey prepared by Kevin L. Birdwell, RLS #1797 whose address is Ragan-Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206, and being more particularly described as follows:

Beginning at a PK nail (old) at the intersection of the easterly right of way of 13th Avenue South and the northerly right of way of McGavock Street, said PK nail being the southwest corner of the herein described tract of land and proceeding as follows:

1. Thence, with the easterly right of way of 13th Avenue South, North 27 Degrees 12 Minutes 17 Seconds West, 169.00 feet to an iron rod (new) with a cap stamped "Ragan-Smith Associates" in the southerly right of way of said Alley #236;

2. Thence, with the southerly right of way of said Alley #236, North 62 Degrees 37 Minutes 57 Seconds East, 198.52 feet to an iron rod (new) with a cap stamped "Ragan-Smith Associates" at the northwest corner of said Brittany L.P. Barber property;

3. Thence, with the west line of said Barber property, South 27 Degrees 22 Minutes 03 Seconds East, 169.00 feet to an iron rod (new) with a cap stamped "Ragan-Smith Associates" in the northerly right of way of said McGavock Street;

4. Thence, with the northerly right of way of said McGavock Street, South 62 Degrees 37 Minutes 57 Seconds West, 199.00 feet to the point of beginning and having an area of 33,590 square feet or 0.77 acres, more or less.

Being the same property conveyed to Good Health Management Partnership, a Tennessee partnership by Warranty Deed from McGavock Health Care Inc., a Tennessee corporation, of record in Instrument No. 20201229-0154126, in the Register's Office for Davidson County, Tennessee, dated December 23, 2020 and recorded on December 29, 2020.

EXHIBIT B

Matters of Record

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

2. Survey Job No. 21-0073 prepared by Kevin Birdwell, TN RLS #1797 of Ragan-Smith and dated April 4, 2022 indicates the following:

   a. Water meter, electric boxes and panel; and

   b. Parking booth

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 4/4/2022 (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

