Karen Johnson Davidson County
Batch# 864737 DEEDWARRSP
05/31/2022 11:15:30 AM 7 pgs
Fees: $38.00 Taxes: $21,999.46
20220531-0062508

SPECIAL WARRANTY DEED

FROM: ALIVE HOSPICE, INC.

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

TO: 18TH & PATTERSON NASHVILLE, LLC

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
18th & Patterson Nashville, LLC 3411 Richmond Ave., Suite 500 Houston, Texas 77046 Attn: John Caltagirone	18th & Patterson Nashville, LLC 3411 Richmond Ave., Suite 500 Houston, Texas 77046 Attn: John Caltagirone	092-12-0-144.00 092-12-0-145.00 092-12-0-146.00 092-12-0-147.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $5,945,800.00.

Affiant

DANA B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/08/2025

Sworn to and subscribed before me, this 18 day of May, 2022.

Dana B. Smith
Notary Public

My Commission Expires: 9-8-2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ALIVE HOSPICE, INC.**, a Tennessee non-profit corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **18TH & PATTERSON NASHVILLE, LLC**, a Delaware limited liability company ("Grantee"), and Grantee's successors and assigns, certain real property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

This is improved property known as 311 18th Ave N, Nashville, Davidson County, Tennessee, 37203.

The above-referenced Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said Property, together with all rights and appurtenances, hereditaments, estate, title and interest thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that it is seized and possessed of said Property and has good right to convey it. Grantor further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to said Property to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the Permitted Exceptions), but not further or otherwise.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the 23 day of May, 2022.

GRANTOR:

Alive Hospice, Inc., a
Tennessee non-profit corporation

By: Kimberly Goessele
Name: Kimberly Goessele
Title: President and CEO

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Alysia Jones, a Notary Public of said County and State, personally appeared Kimberly Goessele, the President and CEO of Alive Hospice, Inc., a Tennessee non-profit corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she has executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee this 18th day of May, 2022.

Alysia Jones
Notary Public

My Commission Expires: 7/9/2022

ALYSIA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

Exhibit A

THE PROPERTY

Tract 1

Land in Davidson County, Tennessee, being the northerly 90 feet of Lots Nos. 225 and 226, on the Plan of Boyd Home Tract, as of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said property fronts 100 feet on the southerly margin of Patterson Street and extends back between parallel lines with the westerly margin of 18th Avenue North 90 feet to a dead line.

Being the same property conveyed to Alive Hospice, Inc. by Warranty Deed of record in Instrument No. 20061103-0136790, Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being parts of Lots Nos. 225 and 226, of the Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of 19th Avenue, North, 90 feet south of the intersection of said Avenue and with the southerly margin of Patterson Street, running thence southwardly along the westerly margin of 18th Avenue, North, 40 feet; thence at right angles westwardly and parallel with the southerly margin of Patterson Street, 100 feet, more or less, to the westerly line of Lot No. 225; thence northwardly, along said westerly line, 40 feet; thence eastwardly at right angles, 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Alive Hospice, Inc. by Warranty Deed of record in Instrument No. 20061103-0136789, Register's Office for Davidson County, Tennessee.

Tract 3

Parcel I:

Land in Davidson County, Tennessee, being the southerly forty (40) feet to Lot Nos. 225 and 226, as shown on the map entitled the plan of Boyd's Home Tract, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Parcel II:

Land in Davidson County, Tennessee, being Lot No. 224 in the Boyd Home Tract, fronting 50 feet on the South side of Patterson Street, formerly Cumberland Street, in Nashville, Tennessee, and running at right angles southerly one hundred seventy (170) feet to an alley.

Parcel III:

Land in Davidson County, Tennessee, being Lot(s) No. 223, as shown on the map entitled the plan of Boyd Home Tract, of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alive Hospice, Inc. by Warranty Deed of record in Instrument No. 20081231-0124006, Register's Office for Davidson County, Tennessee.

Exhibit B

PERMITTED ENCUMBRANCES

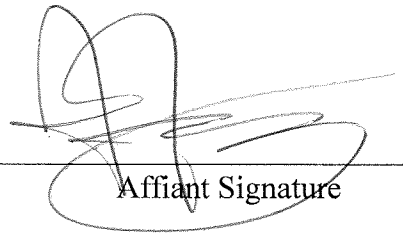
1. Taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.

33002259.2

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 May 23, 2022 (date of document).



Affiant Signature

May 23, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of May, 2022.

Notary's Signature

My Commission Expires: 5-5-25

