Karen Johnson Davidson County
Batch# 901819 DEEDWARRSP
08/10/2022 03:39:04 PM 5 pgs
Fees: $28.00 Taxes: $76,190.40
20220810-0091116

This instrument prepared by and after recording return to:

Reno & Cavanaugh PLLC
424 Church Street, Suite 2910
Nashville, TN 37219
Attn: David Kleinfelter

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
644 Glastonbury CSLC, LLC 354 W. Lancaster Ave, 2014 Haverford, PA 19041 ATTN: Dale White	New Owner	107 00 0 126.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is TWENTY MILLION FIVE HUNDRED NINETY-TWO THOUSAND AND 00/100 DOLLARS ($20,592,000.00).

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2022.

Maura Nelson
Notary Public

My Comm. Expires: 10.2.2023

MAURA ANN NELSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT 2, 2023

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **NHC GLASTONBURY NONPROFIT, LLC**, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **644 GLASTONBURY CSLC, LLC,** a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The Property being improved property commonly known as 644 Glastonbury Road, Nashville, Davidson County, Tennessee 37217.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of August, 2022.

NHC GLASTONBURY NONPROFIT, LLC,
a Tennessee limited liability company

By: Highmark Holdings, LLC,
a Tennessee limited liability company,
its Managing Member

By: _____
Robert S. King, Authorized Representative

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert S. King, the Managing Director of NHC GLASTONBURY NONPROFIT, LLC, the within-named Grantor, a Tennessee limited liability company, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Managing Director executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of the Tennessee nonprofit limited liability company, as such Managing Director.

Witness my hand and official seal this 10th day of August, 2022.

My Commission Expires:
Sept 8, 2025

_____
Notary Public

PAMELA A VOTTELER
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

Exhibit "A"

Legal Description of Property

Being a tract of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the west side of Glastonbury Road between Massman Drive and Briley Parkway, and being more particularly shown on a survey by McConnell Engineering dated May 21, 1985, as follows:

Beginning at an iron rod in the center of a branch 465 more or less feet westerly from Briley Parkway and being the southwesterly corner of Phase V of Camelot on the Parkway, being jointly owned by Billy Hitt and Alfred Finkelstein; thence with the northerly margin of Glastonbury Road with a curve to the left having a central angle of 22° 50' 13", a radius of 1019.31 feet a chord bearing South 31° 42' 10" West, 403.59 feet and a curve length of 406.27 feet to an iron rod; thence with the North line of Hitt and Finkelstein, Phase III, North 63° 36' 35" West, 574.22 feet to an iron rod in the easterly line of Patricia Heights Subdivision, Section 1, as of record in Book 2331, page 131, R.O.D.C., Tennessee; thence with said subdivision North 08° 28' 01" East, 387.21 feet to an iron rod identifying the common corner between Patricia Heights and Bel Air Subdivision; thence with Bel Air Subdivision as of record in Book 2900, page 30, R.O.D.C., North 08° 01' 26" East, 7.47 feet to an iron rod; thence North 06° 10' 05" East, 74.39 feet to an iron rod in the centerline of a branch; thence with said branch South 78° 07' 01" East, 200.74 feet to an iron rod; thence South 54° 10' 48" East, 572.21 feet to the point of beginning, containing 6.85 acres, more or less.

Being the same property conveyed to NHC GLASTONBURY NONPROFIT, LLC, A TENNESSEE NONPROFIT LIMITED LIABILITY COMPANY, by deeds of record as Instrument No. 20210621-0083644 and Instrument No. 20210621-0083645, dated June 17, 2021, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

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

2. Grant of Easement(s) to Comcast of Nashville I, LLC, of record in Instrument No. 20090203-0009258 and Instrument No. 20170921-0097003, said Register's Office.