Karen Johnson Davidson County
Batch# 998909 DEEDWARRSP
05/03/2023 08:07:30 AM 6 pgs
Fees: $33.00 Taxes: $8,029.00
20230503-0032630

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Bass, Berry & Sims PLC (TEG)
150 Third Avenue South, Suite 2800
Nashville, TN 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
NHC HealthCare/Heartland, LLC 100 E. Vine Street Murfreesboro, TN 37130	NHC HealthCare/Heartland, LLC 100 E. Vine Street Murfreesboro, TN 37130	085-00-0-071.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **Lakeshore Estates, Inc.**, a Tennessee non-profit corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **NHC HealthCare/Heartland, LLC**, a Tennessee limited liability company ("Grantee"), its heirs, successors and assigns, certain real property in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the Plan of Final Plat Heartland Christian Tower at Lakeshore Estates of record in Instrument Number 20050701-0076239, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same real property conveyed to Grantor by deed dated July 21, 1996 from Wallis Baird, Frank Batson, William E. Baucom, Jr., W.B. Bennett, Jim Mann Bevans, Mel Brown, William M. Bryant, Neal Harrell, Willett R. Holman, Dan E. Midgett and David T. Whitefield, Elders and Trustees for Donelson Church of Christ of record in Book 10142, page 584, said Register's Office.

This is improved property known as: 3025 Fernbrook Lane, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any way appertaining to Grantee, its heirs, successors and assigns, forever.

GRANTOR covenants and binds itself, its heirs, representatives and successors to warrant specially and forever defend the title to said real estate to Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising solely out of the matters set forth on Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

[*Signature page follows.*]

IN WITNESS WHEREOF, Grantor executed this instrument on this 1 day of May, 2023.

Lakeshore Estates, Inc.,
a Tennessee nonprofit corporation

By: W. Blake Brock
Name: BLAKE BROCK
Title: CHAIRMAN

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, John Gregory Hardeman, a Notary Public, W. Blake Brock, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chairman of Board of Lakeshore Estates, Inc., a Tennessee nonprofit corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 28 day of April, 2023.

John Gregory Hardeman
Notary Public

My Commission Expires: JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/3/25

STATE OF Tennessee)
)
COUNTY OF Williamson)

The actual consideration or value (whichever is greater) for this transfer is $2,170,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2023.

Notary Public

My Commission Expires: 8.3.23

ANN ELIZABETH CHUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

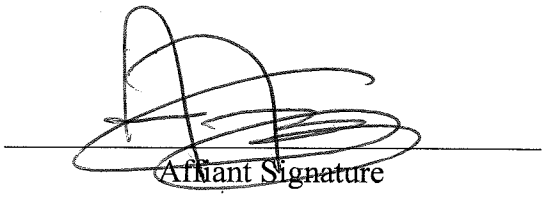
Exhibit A

Permitted Exceptions

1. Taxes for the year 2023, a lien not yet due and payable.
2. Subject to all matters shown on the Plans of record as Instrument Number 20050701-0076239, Plat Instrument 20050701-0076196, Plat Instrument 20050701-0076192 and Plat Book 6250, Page 727, Register's Office of Davidson County, Tennessee.
3. Subject to all matters shown on the Right of Way Plat of record in Book 4460, Page 190, in the aforesaid Register's Office.
4. Easement Plat of record in Book 4660, Page 117, in the aforesaid Register's Office.
5. Agreement for Dedication of Easement of record in Book 5152, Page 204, in the aforesaid Register's Office.
6. Agreement of Dedication of Easement of record in Book 5708, Page 523, in the aforesaid Register's Office.
7. Grant of Easement of record in Instrument Number 20170206-0012427 and Instrument No. 20161212-0130094, in the aforesaid Register's Office.
8. Parking Easement and Maintenance Agreement of record in Instrument Number 20050803-0091140, in the aforesaid Register's Office.
9. Joint Access Easement of record in Instrument Number 20040614-0069641 and Instrument of Correction of Deed recorded in Instrument no. 20041012-0122878, in the aforesaid Register's Office.
10. Deeds of Conveyance for Water/ Sewer Mains of record in Book 4695, Page 492, Book 5250, Page 710 and Book 8614, Page 858 and 934, in the aforesaid Register's Office.

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 1, 2023 (date of document).



Affiant Signature

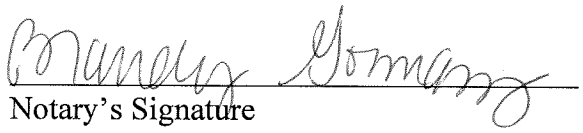
May 1, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of May, 2023.



Notary's Signature

My Commission Expires: 5-5-25

