Karen Johnson Davidson County
Batch# 1005578 DEEDWARRSP
05/19/2023 12:12:30 PM 6 pgs
Fees: $33.00 Taxes: $20,869.85
20230519-0037784

PREPARED BY AND RETURN TO:

CCSL Rivergate, LLC
c/o Senior Living Fund LLC
8787 Renner Blvd., Suite 130
Lenexa, Kansas 66219

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:	Property Address:
CCSL Rivergate, LLC c/o Senior Living Fund LLC 8787 Renner Blvd., Suite 130 Lenexa, Kansas 66219	Same	034 03 0 023.00	94 Twin Hills Drive Madison, TN 37115

THIS INDENTURE, made and entered into as of this the 15th day of May, 2023, by and between FC TWIN HILLS OPCO LLC, a Delaware limited liability company ("**Grantor**"), and CCSL RIVERGATE, LLC, a Delaware limited liability company ("**Grantee**").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby sells, conveys, grants and releases unto Grantee the following described real estate, situated and being in County of Davidson, State of Tennessee, and being more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**"), subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (collectively, the "**Permitted Exceptions**").

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

AND, subject always to the Permitted Exceptions, the Grantor does hereby covenant with the Grantee that with regard to title to the Property, Grantor, for itself and its successors and assigns, will forever warrant and defend the Property unto the Grantee and its successors and assigns, against the claims and demands of Grantor, and all persons claiming by, through or under Grantor, but not further or otherwise.

WITNESS the signature of Grantor on the day and year first above written.

FC TWIN HILLS OPCO, LLC,
a Delaware limited liability company

By: FC Valley Station JV, LLC,
a Delaware limited liability company,
its Sole Member and Manager

By: Cadence FC Valley Station JV
Manager, LLC,
a Delaware limited liability company,
its Manager

Name: Robert Leinbach
Its: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

The foregoing instrument was subscribed, sworn to and acknowledged before me this 26 day of April, 2023, by Robert Leinbach, Authorized Signatory of Cadence FC Valley Station JV Manager, LLC, a Delaware limited liability company, the Manager of FC Valley Station JV, LLC, a Delaware limited liability company, who is the Sole Member and Manager of FC Twin Hills OPCO, LLC, a Delaware limited liability company.

STACY ANN LEPERT
COMMISSION #628281
NOTARY PUBLIC - MARICOPA COUNTY, AZ
EXP. 04-26-2026

Notary Public
My Commission Expires: 04/26/2026

STATE OF Arizona

COUNTY OF Maricopa

The actual consideration or true value, whichever is greater for this transfer is $ $5,640,500.00

FC TWIN HILLS OPCO, LLC,
a Delaware limited liability company

By: FC Valley Station JV, LLC,
a Delaware limited liability company,
its Sole Member and Manager

By: Cadence FC Valley Station JV
Manager, LLC,
a Delaware limited liability company,
its Manager

Name: Robert Leinbach
Its: Authorized Signatory

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



Notary
My Commission Expires: 04/26/2026

EXHIBIT A TO DEED

Legal Description

A tract of land located in the Tenth Councilmanic District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a 5/8" iron rod set this survey in the Southerly right-of-way of Twin Hills Drive 748 feet, more or less, Southeasterly from the center of Gallatin Pike, said iron rod being a Northeasterly corner of gallery at Rivergate Ltd./LNRC venture property of record in Deed Book 6418, Page 993, R.O.D.C. and the Northwesterly corner of the subject tract; Thence with said Southerly right-of-way South 53°59'43" East, 300.00 feet to a 1/2" iron rod found in place at a Northwesterly corner of Gerlie V. Rickard, et ux., property of record in Deed Book 4771, Page 297, R.O.D.C.; Thence with the Westerly boundary of said Rickard property South 44°53'00" West, 262.64 feet to a 5/8" iron rod found in place at a Northwesterly corner of Gerlie V. Rickard, et ux., property of record in Deed Book 5801, Page 345, R.O.D.C; Thence with the Westerly boundary of said Rickard property South 44° 15'40" West, passing over a 1/2" iron rod found in place at 299.60 feet and continuing on, in all 299.78 feet to a 5/8" iron rod set this survey in the Northerly boundary of Shepherd Hills Subdivision, Section No. 1, of record in Plat Book 2331, Page 46, R.O.D.C; Thence with said subdivision boundary as follows:

North 46°40'04" West, 53.28 feet to a 1/2" iron rod found in place, North 45°54'41" West, 245.90 feet to a 5/8" iron rod found in place at a Southeasterly corner of the aforementioned gallery at Rivergate Ltd./LNRC venture property; Thence North 44°49'34" East, 520.95 feet to the beginning.

For informational purposes only:
Being the same property conveyed to FC Twin Hills OPCO, LLC, a Delaware limited liability company by Special Warranty Deed of record at Instrument No. 20181102-0109041, dated 11-1-2018 and recorded 11-2-2018, in the Register's Office of Davidson, Tennessee. Tax Parcel No. 034-03-0-023.00; 94 Twin Hills Drive, Madison, Tennessee, Davidson County.

EXHIBIT B TO DEED

Permitted Exceptions

1. Davidson County taxes for year 2023, a lien not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5587 Page 472, in the aforesaid Register's Office, shown on that certain ALTA/NSPS Land Title Survey, Project No. 461347, dated May 26, 2022, prepared by AEI Consultants, Ernest C. Drake, surveyor, TN No. 2604.

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5587 Page 475, in the aforesaid Register's Office.

4. Bellsouth Telecommunications, Inc. easement of record at Instrument No. 20010129-0008751, in the aforesaid Register's Office, as shown on Survey.

Certificate of Authenticity

I, Ginger Dean, 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 4/28/23.

Date

Affiant Signature

5/19/23

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 19th day of May, 2023.

Notary's Signature

My Commission Expires: 12-30-2025

Date

Notary's Seal (if on paper)

GENIE RUSHING
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 12-30-2025