BILL GARRETT, Davidson County
Trans:T20120015617 DEEDWARRSP
Recvd: 03/02/12 14:02 3 pgs
Fees:18.00 Taxes:444.00
20120302-0018559

FROM: HTI Memorial Hospital Corporation, a Tennessee corporation

TO: Cynthia L. Wallace

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Cynthia L. Wallace 4779 Andrew Jackson Pkwy Hermitage TN 37076	(same)	Map 64-12-D Parcels 4, 5, 6, 7, and 8

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of March, 2012.

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 7/6/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, HTI Memorial Hospital Corporation, a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Cynthia L. Wallace, hereinafter called "GRANTEE", her heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 202 together with tracts described as "Building II-C", "Building III", "Building IV" and "Building V" on the plan of Hermitage Medical Office Park, according to the Master Deed of record in Book 7438, page 30, as amended of record in Book 7448, page 282, in Book 7781, page 784, and as Instrument No. 20080908-0091953, in the Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to HTI Memorial Hospital Corporation, a Tennessee corporation, by deed from TCMC Madison-Portland, Inc., a Tennessee corporation, of record as Instrument No. 20061204-0149336, Register's Office for Davidson County, Tennessee.

This is property located at 4779 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Metropolitan Government property taxes for 2012 and subsequent years.

2. Master Deed for Hermitage Medical Park, of record in 7438, page 30, said Register's Office, as amended in Book 7448, page 282, Book 7781, page 784, and Instrument No. 20080908-0091953, said Register's Office.

3. All matters shown on the plan of record in Book 6200, page 532, said Register's Office.

4. Easement conveyed to the First Suburban Water Utility District of Davidson County, Tennessee, of record in Book 4910, page 838, said Register's Office.

5. Storm Water Detention Agreement of record in Book 7165, page 622, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28th day of February, 2012.

HTI MEMORIAL HOSPITAL CORPORATION, a Tennessee corporation

By: Nicholas L. Paul

Nicholas L. Paul, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nicholas L. Paul, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of HTI Memorial Hospital Corporation, the within named bargainor, a Tennessee corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of February, 2012.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: July 6, 2015

