This Instrument Was Prepared By and When Recorded Return To:
Keith B. Greenberg, Esq.
Ropes & Gray LLP
1211 Avenue of the Americas
New York, NY 10036

Davidson County DEEDWARRSP
Recvd: 11/30/12 15:56 7 pgs
Fees:38.00 Taxes:34040.00
20121130-0110264

Address New Owner(s):	**Send Tax Bills to:**	**Parcel ID No.**
SNH Medical Office Properties Trust Two Newton Place 255 Washington Street Newton, Massachusetts 02458 Attn: David Lepore	SNH Medical Office Properties Trust Two Newton Place 255 Washington Street Newton, Massachusetts 02458 Attn: David Lepore	181000284.00

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 considerations, the receipt of which is hereby acknowledged, John A. Brewer, d/b/a John A. Brewer Company, a sole proprietorship with an address at 499 Beech Creek Road, North Brentwood, TN 37027 (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to SNH MEDICAL OFFICE PROPERTIES TRUST, a Maryland real estate investment trust with an address at Two Newton Place, 255 Washington Street, Newton, MA 02458 (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property having an address at 6716 Nolensville Pike, Brentwood, TN, and known as Lot 11, on the Plan of the Resubdivision of Lot 5 Mill Creek Towne Center, as shown on plat of record in Instrument No. 20091117-0105905, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description being the real estate conveyed to Grantor by deed of record in Instrument No. 20091119-0106599 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise and except for those matters set forth on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2012.

John A. Brewer, d/b/a John A. Brewer Company, a sole proprietorship

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Jack F. King Jr, a Notary Public in and for said State and County duly commissioned and qualified, John A. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 29th day of November, 2012.

Notary Public: Jack F. King Jr
My Commission Expires: May 3, 2016

JACK F. KING, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $9,200,000

Grantor / Affiant
John A. Brewer, d/b/a John A. Brewer Company, a sole proprietorship

Subscribed and sworn to before me
this 29 day of November, 2012.

Notary Public: Jack F. King Jr
My Commission Expires: May 3, 2016

JACK F. KING, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

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Exhibit A

PARCEL I:

A TRACT OF LAND LOCATED IN THE THIRTY-FIRST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF THE RESUBDIVISION OF LOT 5 MILL CREEK TOWNE CENTER AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20091117-0105905, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE THIRTY-FIRST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE OF NOLENSVILLE PIKE NEAR CONCORD HILLS DRIVE, BEING A PORTION OF LOT 5 ON THE FINAL PLAT OF MILL CREEK TOWNE CENTRE OF RECORD AS INSTRUMENT NO. 20051230-0156533, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE WESTERLY BOUNDARY OF JOHN PHILLIP COLEMAN, ET AL PROPERTY OF RECORD AS INSTRUMENT NO. 20070507-0054949, R.O.D.C., S 05° 53' 28" W, 115.38 FEET FROM A SOUTHWESTERLY CORNER OF THE VILLAS AT CONCORD PLACE, PHASE 4 OF RECORD AS INSTRUMENT NO. 20050415-0042177, R.O.D.C.; THENCE WITH SAID BOUNDARY OF COLEMAN, ET AL PROPERTY S 05° 53' 28" W, 239.55 FEET; THENCE WITH THE PROPOSED BOUNDARY OF FUTURE LOT 11 AS FOLLOWS:

S 41° 49' 33" W, 309.69 FEET;

N 48° 10' 27" W, 328.53 FEET;

N 41° 49' 33" E, 307.45 FEET;

S 48° 10' 27" E, 7.93 FEET;

N 74° 33' 33" E, 80.75 FEET;

N 88° 34' 33" E, 187.21 FEET TO THE BEGINNING.

CONTAINING 134,447 SQUARE FEET OR 3.086 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN A. BREWER D/B/A/ JOHN A. BREWER COMPANY, A TN SOLE PROPRIERTORSHIP BY SPECIAL WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20091119-0106599, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL II:

EASEMENTS BENEFITTING THE LAND CONTAINED IN THE RECIPROCAL EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20050415-0042176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20091119-0106597, SAID REGISTER'S OFFICE.

PARCEL III:

EASEMENTS BENEFITTING THE LAND CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS FOR MILL CREEK TOWNE CENTER – PHASE II, OF RECORD IN INSTRUMENT NO. 20091119-0106598, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

(See Attached)

Exhibit B

1. Rights of tenants as tenants only, pursuant to valid and enforceable leases, with no right or option to purchase the property.
2. Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.
3. Easement for the flow of the waters of a creek, and the rights of the public thereon.
4. Rights of upper and lower riparian owners to the flow of the waters of a creek, free from diminution or pollution.
5. Subject to all coal and mining rights and all rights relating thereto.
6. Oil, gas or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
7. All matters, terms, and conditions as set forth on the Plats of record recorded as Instrument No. 20051230-0156533, Instrument No. 20091117-0105905, and Instrument No. 201000318-0020192.
8. Grant of Transmission Line Easement recorded June 17, 1970 in Book 4424 at Page 967.
9. Reciprocal Easement Agreement recorded April 15, 2005 as Instrument No. 20050415-0042176, as amended by Amendment to Reciprocal Easement Agreement recorded on November 19, 2009 as Instrument No. 20091119-0106597 and by Second Amendment to Reciprocal Easement Agreement recorded June 13, 2011 as Instrument No. 20110613-0045170.
10. Stormwater Detention Agreement recorded November 14, 2005 as Instrument No. 20051114-0136937.
11. Declaration of Easements, Covenants, Conditions and Restrictions recorded September 28, 2007 as Instrument No. 20070928-0115831.
12. Declaration of Protective Covenants for Mill Creek Towne Center - Phase II recorded November 19, 2009 as Instrument No. 20091119-0106598.
13. Terms and Conditions of a Lease by and between John A. Brewer, as Landlord and HCA Health Services of Tennessee, Inc., d/b/a Southern Hills Medical Center, as Tenant, as evidenced by an Amended and Restated Memorandum of Lease made by and between John A. Brewer, an individual, landlord and HCA Health Services of Tennessee, Inc., a TN corporation dba Southern Hills Medical Center, Tenant, dated as of November 18, 2012 and recorded November 28, 2012 as Instrument No. 20121128-0109336.
14. Survey made by Tony Reasons II of The Reasons Company dated November 8, 2012, last revised November 28, 2012 shows the following exceptions to title:

    a) Creek flows in the easterly portion of the premises;
    b) Dumpster encroaches onto the 20' Sanitary Sewer easement on the easterly portion of the premises;
    c) Parking spaces encroach onto the 20' Sanitary Sewer easement.

Certificate of Authenticity

I, SIMONA ROSEN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of New York
County of New York

Personally appeared before me, Robert G. Ilman, a notary public for this county and state, Simona Rosen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/30/2016

Notary's Seal (If on paper)

ROBERT GILMAN
Notary Public - State of New York
No. 02GI6103384
Qualified in New York County
My Commission Expires 3/30/2016