This Instrument Prepared By:
John M. Bryant, Jr., Esq.
3310 West End Avenue, Suite 700
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130036030 DEEDWARRSP
Recvd: 05/01/13 12:37 3 pgs
Fees:18.00 Taxes:2127.50
20130501-0043644

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Max Mobility, LLC 5425 Crossings Boulevard. Nashville, Tennessee 37013	New owner
Map & Parcel No.: 163 00 0 279.00	

FOR AND IN CONSIDERATION of the sum of $10.00, and other good and valuable consideration, receipt of which is hereby acknowledged, **HRT of Tennessee, Inc.**, a Tennessee corporation ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **Max Mobility, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, with special warranty of title a certain tract of land located in Davidson County, Tennessee and described as follows (herein, the "**Property**"):

Land in Davidson County, Tennessee, being Lot M on the Plan of Hickory Hollow Mall, Section 13, First Revision, of record in Book 5200, page 380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to HRT of Tennessee, Inc. by quitclaim deed from Healthcare Realty Trust Incorporated (successor by merger to Healthcare Realty of Tennessee, L.P.) of record at Instrument Number 20041215-0149100, Register's Office for Davidson County, Tennessee.

This is improved property known as 5425 Crossings Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to Grantee, its successors and assigns, forever.

Grantor covenants to Grantee that it is lawfully seized and possessed of the Property; that it has good and lawful right to convey the Property; and that it shall forever warrant and defend the title to the Property against the good and lawful claims of all persons whomsoever claiming

by, through, or under Grantor (other than claims arising from the matters set forth on Exhibit A), but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on April 30, 2013.

HRT OF TENNESSEE, INC., a Tennessee corporation

By: _____

Title: AVP, Investments

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, C. Burney Dawkins, with whom I am personally acquainted, and who acknowledged that he[she] executed the within instrument for the purposes therein contained, and who further acknowledged that he[she] is the AVP Investments of HRT OF TENNESSEE, INC., a Tennessee corporation, the grantor of the foregoing instrument, and is authorized by such grantor to execute this instrument on behalf of such grantor.

WITNESS my hand, at office, this 30 day of April, 2013.

_____
NOTARY PUBLIC

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 8, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.

_____
AFFIANT

Subscribed and sworn to before me this 30 day of April, 2013.

_____
NOTARY PUBLIC

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 8, 2016

EXHIBIT A

1. Real property taxes for the year 2013, a lien not yet due and payable.

2. Municipal land use regulations, if any.

3. Rights of tenants in possession.

4. Subject to all matters shown on the Plan of record in Plat Book 5200, page 380, Register's Office for Davidson County, Tennessee.

5. Term, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants for Hickory Hollow of record in Book 5125, page 769, as amended in Book 5189, page 947 and Book 5337, page 933, and amended and restated in Book 5441, page 968, and further amended in Book 5792, page 491, Book 5951, page 26, Book 6011, page 163, and Book 6095, page 948, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 5861, page 430, Register's Office for Davidson County, Tennessee.

7. All matters that would be shown by a current and accurate survey of the Property.