File Bkp
24B

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Tennessee Primary Care Association 710 Spence Lane Nashville, TN 37217	Map/Parcel No. 106-070-032.00	SAME
This instrument prepared by: Bass, Berry & Sims PLC 150 Third Avenue South, Suite 2800, Nashville, TN 37201		

BILL GARRETT, Davidson County
Trans:T20130072780 DEEDWARRSP
Recvd: 08/22/13 14:56 4 pgs
Fees:23.00 Taxes:3145.00
20130822-0088805

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, TENNESSEE ELECTRIC COOPERATIVE ASSOCIATION, a Tennessee not-for-profit corporation formerly known as TENNESSEE RURAL ELECTRIC COOPERATIVE ASSOCIATION (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to TENNESSEE PRIMARY CARE ASSOCIATION, a Tennessee not-for-profit corporation (the "Grantee"), Grantee's successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to no matters arising by, through or under Grantor other than the matters described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 710 Spence Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, through or under Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, which is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me this 20th day of August, 2013.

Notary Public
My Commission Expires:

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILL

IN WITNESS WHEREOF, Grantor has executed this Deed this 16th day of August, 2013.

GRANTOR:

Tennessee Electric Cooperative Association, a Tennessee not-for-profit corporation

By: _____
Name: David M. Callis
Title: EVP & Gen. Mgr.

STATE OF Michigan)
COUNTY OF Grand Traverse)

Before me, the undersigned, Michele J Largent, a Notary Public in and for the State and County aforesaid, personally appeared David M Callis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the EVP & Gen Mgr of Tennessee Electric Cooperative Association, a Tennessee not-for-profit, and that as such EVP & Gen Mgr being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as EVP & Gen Mgr

WITNESS my hand and seal at office in Gr Traverse, ~~Tennessee~~ Michigan, this the 16 day of August, 2013.

Michele J Largent
Notary Public

My Commission Expires: 5/12/2014

MICHELE J. LARGENT
NOTARY PUBLIC - MICHIGAN
GRAND TRAVERSE COUNTY
ACTING IN THE COUNTY OF Gr Traverse
MY COMMISSION EXPIRES MAY 12, 2014

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE PROPERTY ON THE PLAN OF EDWARD TRUSTEE PROPERTY, WHICH IS OF RECORD IN MINUTE BOOK 1, PAGE 190 AND 191, U.S. CIRCUIT COURT AT NASHVILLE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED JULY 31, 2013, JOB NUMBER 2013-126 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) ON THE WESTERLY RIGHT—OF—WAY OF SPENCE LANE, A 120—FOOT WIDE PUBLIC RIGHT—OF—WAY, AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO SHREE INVESTMENTS AS OF RECORD IN INSTRUMENT NO. 20081030-0108257, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING SITUATED 337.9 FEET, MORE OR LESS, NORTH OF THE INTERSECTION OF SPENCE LANE AND MURFREESBORO PIKE; THENCE,

1. LEAVING THE WESTERLY RIGHT—OF—WAY LINE OF SPENCE LANE AND WITH THE NORTHERLY PROPERTY LINE OF SAID SHREE INVESTMENTS, NORTH 57 DEGREES 24 MINUTES 57 SECONDS WEST, 292.03 FEET TO AN IRON ROD (SET) IN THE EASTERLY RIGHT—OF—WAY LINE OF INTERSTATE 40, RIGHT—OF—WAY WIDTH VARIES; THENCE,
2. WITH THE EASTERLY RIGHT—OF—WAY LINE OF SAID INTERSTATE 40, NORTH 02 DEGREES 28 MINUTES 00 SECONDS WEST, 246.00 FEET TO A CONCRETE MONUMENT (FOUND) AT THE SOUTHWESTERLY PROPERTY CORNER OF LOT 1 AS SHOWN ON THE FINAL PLAT OF JAKEN INVESTMENTS PROPERTY AS OF RECORD IN PLAT BOOK 5200, PAGE 476, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
3. LEAVING THE EASTERLY RIGHT—OF—WAY LINE OF INTERSTATE 40 AND WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 1, JAKEN INVESTMENTS PROPERTY, SOUTH 50 DEGREES 54 MINUTES 59 SECONDS EAST, 19.47 FEET TO A CONCRETE MONUMENT (FOUND); THENCE,
4. SOUTH 57 DEGREES 30 MINUTES 00 SECONDS EAST, 389.5 FEET TO A CONCRETE MONUMENT (FOUND) ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SPENCE LANE; THENCE,
5. WITH THE WESTERLY RIGHT—OF—WAY LINE OF SAID SPENCE LANE, SOUTH 25 DEGREES 35 MINUTES 09 SECONDS WEST, 201.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 69,780 SQUARE FEET OR 1.602 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011

BEING THE SAME PROPERTY CONVEYED TO TENNESSEE RURAL ELECTRIC COOPERATIVE ASSOCIATION BY DEED OF RECORD IN BOOK 2998, PAGE 125, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TENNESSEE RURAL ELECTRIC COOPERATIVE ASSOCIATION HAS SINCE CHANGED ITS NAME TO TENNESSEE ELECTRIC COOPERATIVE ASSOCIATION.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2013 and subsequent years, which are not yet due and payable.