WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/13 09:19 3 pgs
Fees:18.00 Taxes:7770.00
20131113-0117070

STATE OF TENNESSEE NOTARY PUBLIC
DEED FILED FOR RECORD COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

13-11-001

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of November, 2013

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
I&G 2200 STATE, INC.	" NEW OWNER "	092-15-0
(NAME) c/o LaSalle Investment Management, Inc. Attn: Ty Spearing	(NAME)	080.00
(ADDRESS) 200 East Randolph Drive	(ADDRESS)	
(CITY) (STATE) (ZIP) Chicago, IL 60601	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **I&G 2200 STATE, INC., A DELAWARE CORPORATION**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING **Lots Nos. 25 & 26 on the Plan of the Re-Subdivision of part of the Elliston Property**, as of record in Plan Book 1, Page 105, Chancery Court at Nashville, being Lots Nos. 135 and 136 on the Original Plan of Elliston's Addition, as of record in Book 21, Page 141, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northwest corner of 22nd Avenue North and State Street; thence with the northerly margin of State Street westwardly 200 feet; thence at right angles northwardly 170 feet to the southerly margin of an alley; thence with said alley eastwardly 200 feet to the westerly margin of 22nd Avenue North; thence with said Avenue, southwardly 170 feet to the BEGINNING.

BEING all the same property conveyed to SHERIDAN APARTMENTS SERVICE, INC., N/K/A BAPTIST HEALTH CARE VENTURES, INC., pursuant to Articles of Amendment to the Charter of record in Book 11669, Page 678, Register's Office for Davidson County, Tennessee, by Deed from JAKE W. SHERIDAN, SR., AND WIFE, CATHERINE ELIZABETH GILES SHERIDAN, dated February 3, 1950, of record in Book 1787, Page 227, said Register's Office.

THE subject property conveyed herein shall not be used at any time (i) for the performance of abortions, euthanasia and related activities; (ii) as an acute care hospital, specialty hospital, rehabilitation hospital, or long term acute care facility; (iii) as a sleep center, ambulatory surgery center or any activities related thereto; (iv) for the performance of cardiac catheterizations and related activities; (v) as a medical imaging center and/or any facility utilizing and/or operating an MRI or CT scanner thereon; (vi) for the performance of surgical procedures or other medical services requiring general anesthesia; (vii) as an emergency room, urgent care, or facility which provides emergency and/or urgent care medical services. In addition, the subject property shall not be owned, leased, occupied or operated by any individual or entity that owns or operates, or whose affiliate owns or operates, an acute care hospital in Tennessee.

As used in the preceding sentence, the term "affiliate" shall include, without limitation, any parent, sister or subsidiary company and any shareholder, member, partner, limited partner, or other direct or indirect owner; provided, an owner of five percent (5%) or less of the stock of any company that is publicly traded on a recognized national securities exchange shall not be deemed affiliate of such company solely due to its ownership of such

stock. The foregoing restrictions shall insure to the sole benefit of and shall be solely enforceable, by Saint Thomas Midtown Hospital, a Tennessee non-profit corporation, and its successors and assigns.

BEING all the same property conveyed to MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP by Special Warranty Deed by BAPTIST HEALTH CARE VENTURES, INC., as successor to Sheridan Apartments Service, Inc., of record in Instrument No. 20131022-0110019, Register's Office for Davidson County, Tennessee; and further conveyed by Quitclaim Deed of record in Instrument No. 20131022-0110020, said Register's Office and further described as follows:

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **2200 State Street, Nashville, TN, 37203.**

(House Number) (Street) (City or Town) (State) (Zip)

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 12th day of NOVEMBER, 2013.

MICHAEL D. SHMERLING PARTNERS, G.P.,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
MICHAEL D. SHMERLING,
MANAGING GENERAL PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **MICHAEL D. SHMERLING** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledge himself to be the MANAGING GENERAL PARTNER of **MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, the within named bargainor, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself, as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of November, 2013.

My Commission Expires: 9/9/14

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON