BILL GARRETT, Davidson County
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Fees:23.00 Taxes:31820.00
20131115-0118471

This Instrument Was Prepared:
Robert M. Holland, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
HC Nashville, LLC 9225 Lake Hefner Parkway Suite 200 Oklahoma City, OK 73120-2061	HC Nashville, LLC c/o Spectrum | Emery 810 Crescent Centre Drive Suite 560 Franklin, TN 37067	Map: 93-13 Parcel: 149.00

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, 60 MSE, GP, a Tennessee general partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to HC NASHVILLE, LLC, a Tennessee limited liability company, (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 known as 60 Music Square East, Nashville, TN 37203.

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 15 day of November, 2013.

60 MSE, GP, a Tennessee general partnership

By: _____
Jeffery N. Haynes, Managing Partner

By: _____
Thomas McDaniel, Managing Partner

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Personally appeared before me, Joan Hines, a Notary Public in and for said County and State, the within named Jeffery N. Haynes and Thomas McDaniel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Managing Partners of 60 MSE GP, a Tennessee general partnership, the within named bargainor, and that they as such Managing Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as Managing Partners.

WITNESS my hand and official seal at office, this 15th day of November, 2013.

JOAN HINES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Exp. 1-26-2014

Joan Hines
Notary Public
My commission expires: 1-26-2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $8,600,000.00

Affiant

Subscribed and sworn to before me this 15th day of November, 2013.

JEAN P. SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Jean P. Shearer
Notary Public
My Commission Expires: 7-3-17

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

Being a portion of Lot "A" along with Lot "B" and Lot "C" on the B.F. Shields Heirs Plan of record in Plat Book 57, Page 31, Register's Office for Davidson County, Tennessee, and Lots "1", "2" and "3" on the Guarantee Construction Company Subdivision of record in Plat Book 332, Page 1, said Register's Office, and being more particularly described according to as-built survey dated March 21, 1996, by Allen Trumbo, Tennessee Registered Surveyors License No. 1127, Roy Dale & Associates, 516 Heather Place, Nashville, TN 37204, Job No. 93003 and last revised on September 12, 2000 by Steven D. Dells, Tennessee Registered Surveyor, License No. 1710, Dale and Associates, 516 Heather Place, Nashville, TN 37204 as follows:

Beginning at an iron rod on the East side of Music Square East (50' right of way), 169.4 feet more or less, North of Grand Avenue;

Thence, with Music Square East, N 09 deg. 30' 32" E, a distance of 230.97 feet to the beginning of a curve connecting the East margin of Music Square East with the South margin of South Street;

Thence, with said curve to the right having a central angle of 88 deg. 55' 41", a radius of 20.00 feet a tangent of 19.63 feet, a length of 31.04 feet and having a chord which bears N 53 deg. 58' 23" E, a distance of 28.02 feet to the South margin of South Street (80' right of way);

Thence, with South Street, S 81 deg. 33' 47" E, a distance of 108.49 feet to the beginning of a curve connecting the South margin of South Street with the West margin of Alley No. 438;

Thence, with said curve to the right having a central angle of 91 deg. 04' 19", a radius of 20.00 feet a tangent of 20.38 feet, a length of 31.79 feet and having a chord which bears S 36 deg. 01' 38" E a distance of 28.55 feet to the West margin of the aforementioned alley;

Thence , with the West margin of Alley No. 438 (12.5 foot right-of-way), S 09 deg. 30' 32" W, a distance of 230.22 feet to an iron rod situated in the northerly line of the Belmont Avenue Church of Christ property of record in Book 0405, Page 408 Register's Office for Davidson County, Tennessee;

Thence, with the Church's northerly line, N 81 deg. 33' 47" W, a distance of 148.50 feet to the point of beginning.

Being the same property conveyed to 60 MSE, GP, a Tennessee general partnership, by deed from Principal Life Insurance Company, an Iowa corporation, of record in Instrument No. 200812030117199, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2013, a lien not yet due and payable.

2. Deed of Trust executed by 60 MSE, GP to Ann Peldo Cargile, Trustee, securing The Lincoln National Life Insurance Company of record in Instrument No. 201012030096680, Registers' Office for Davidson County, Tennessee.

3. Absolute Assignment of Rents and Profits and Collateral Assignment of Leases of record in Instrument No. 201012030096681, Register's Office for Davidson County, Tennessee.

4. UCC-1 Financing Statement of record in Instrument No. 201012030096682, Register's Office for Davidson County, Tennessee.

5. Easements for maintenance referenced in deed of record in Book 6219, page 525 and re-recorded in Book 6220, page 775, Register's Office for Davidson County, Tennessee.

6. Rights of tenants under unrecorded leases.

7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Jerry Swords, Jr., RLS No. 1806, S & A Surveying, Inc., Project No. 13-027, dated May 18, 2013:

    - Overhead utility line crossing the easterly portion of the Land.