Davidson County DEEDWARR
Recvd: 08/22/14 15:21 5 pgs
Fees:28.00 Taxes:22662.50
20140822-0076952

FROM: **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**, a municipal corporation and political subdivision of the State of Tennessee

TO: **HCA REALTY, INC.**, a Tennessee corporation

| Address of New Owner: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| One Park Plaza, Building I | Same as New Owner | 092-150-034.00 |
| Nashville, TN 37203 | | |
| Attn: Tax Department | | |

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, LLP, 511 Union Street, Suite 2700, Nashville, TN 37219-1760

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 6,125,000.00.

Susan Felts
Affiant

Subscribed and sworn to before me, this the 19th day of June, 2014.

Rita Bost
NOTARY PUBLIC

RITA BOST STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires: May 16, 2017

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## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**, a municipal corporation and political subdivision of the State of Tennessee, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **HCA REALTY, INC.**, a Tennessee corporation, hereinafter called the GRANTEE, its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Real Property"), to wit:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.

This is improved property with an address of 311 23rd Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the Real Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors or assigns forever, subject only to any and all encumbrances, covenants, conditions, restrictions, easements and matters described in **EXHIBIT B** attached hereto and incorporated herein (collectively, the "Permitted Encumbrances").

GRANTOR does covenant with GRANTEE that it is lawfully seized and possessed of the Real Property in fee simple, has a good right to convey it, and the same is unencumbered except for the Permitted Encumbrances; and GRANTOR does further covenant and bind itself, and its

representatives, heirs and assigns, to warrant and forever defend the title to the Real Property to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number 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 caused this General Warranty Deed to be executed on the 3rd day of June, 2014.

**GRANTOR:**

**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,** a municipal corporation and political subdivision of the State of Tennessee

By: Gene Nolan
Print Name: Gene Nolan
Print Title Director of Public Property

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Gene Nolan, with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be the Director of Public Property of **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**, a municipal corporation and political subdivision of the State of Tennessee, the within named bargainor, a municipal corporation and that he/she as such Director of Public Property, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the municipal corporation by the said Gene Nolan as such Director of Public Property

WITNESS my hand and seal at office in Nashville, Tennessee, this the 3rd day of June, 2014.

Robin Lamborn
NOTARY PUBLIC

My Commission Expires: 03/03/2015

ROBIN LAMBORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Exhibit A**
**(To General Warranty Deed)**

**Legal Description of the Real Property**

Land lying in Davidson County, Tennessee, being Lot 1 on the Final Plat of Lentz Health Center Subdivision of record in Instrument No. 20140218-0013650, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Metropolitan Government of Nashville and Davidson County by deeds of record in Book 723, page 337 and Book 734, page 633, in the Register's Office for Davidson County, Tennessee.

And Book 2689, page 449

**Exhibit B**
**(To General Warranty Deed)**

**Permitted Encumbrances**

1. Real property taxes and assessments for the year 2014 and subsequent years, not yet due and payable.

2. All matters shown on the plat of record in Book 6900, page 360, in the Register's Office for Davidson County, Tennessee.

3. Covenants, easements, restrictions, and reservations as set forth in Ordinance Bill No. O30-778.

4. Covenants, easements, restrictions, and reservations as set forth in Ordinance Bill No. 087-1932.

5. Covenants, easements, restrictions, and reservations as set forth in Ordinance Bill No. 63-133.

6. Covenants, easements, restrictions, and reservations as set forth in Ordinance Bill No. 74-1097.

7. All matters shown on the plat of record in Instrument No. 201402180013650, in the Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Pamela G. Nash, a notary public for this county and state, Jay H. Smith, 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:

Notary Seal:

