BILL GARRETT, Davidson County
Trans:T20140086789 DEEDWARRSP
Recvd: 11/18/14 11:00 5 pgs
Fees:28.00 Taxes:3761.67
20141118-0106225

This Instrument Prepared By:

Baker, Donelson, Bearman,
Caldwell & Berkowitz, P.C.
Baker Donelson Center
211 Commerce Street, Ste. 800
Nashville, Tennessee 37201
Attn: John F. Rogers, Jr.

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
MPA Nashville MOB, LLC c/o Medical Properties of America, Inc. 20 Burton Hills Blvd., Suite 100 Nashville, TN 37215 Attn: Andrew P. Grisham	Same
Map & Parcel No.: 034-05-0-127.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **HRT OF TENNESSEE, INC.**, a Tennessee corporation having an address c/o 3310 West End Avenue, Suite 700, Nashville, Tennessee 37203 ("*Grantor*"), has bargained and sold and does hereby transfer and convey unto **MPA Nashville MOB, LLC**, a Tennessee limited liability company ("*Grantee*"), its successors and assigns, the certain tract(s) or parcel(s) of land located in Davidson County, Tennessee and described as follows (the "*Property*"):

See **Exhibit A** attached hereto and incorporated herein fully be reference.

This is improved property known as 200 Gleaves Street, Madison, Davidson County, Tennessee 37115.

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

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to those matters shown on **Exhibit B** attached hereto and incorporated herein fully by reference (the "*Permitted Exceptions*").

EXCEPT FOR THE SPECIAL WARRANTY OF TITLE AS TO THE PROPERTY CONTAINED HEREIN, (A) GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY CONVEYED HEREBY, INCLUDING, WITHOUT LIMITATION, AS TO THE AMOUNT OF ACREAGE OR SQUARE

FOOTAGE COMPRISING ANY PORTIONS OF THE PROPERTY, THE CONDITION OF THE PROPERTY CONVEYED HEREBY (INCLUDING, WITHOUT LIMITATION, IMPROVEMENTS), INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY CONVEYED HEREBY (INCLUDING, WITHOUT LIMITATION, IMPROVEMENTS) AND (B) GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY (INCLUDING, WITHOUT LIMITATION, IMPROVEMENTS) IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS-IS, WHERE-IS" CONDITION.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of November, 2014.

HRT OF TENNESSEE, INC., a Tennessee corporation

By: C Burney Dawkins

Printed: C Burney Dawkins

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Teresa A Beardsley, a Notary Public in and for the State and County aforesaid, personally appeared C. Burney Dawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Vice President of **HRT OF TENNESSEE, INC.**, the within named bargainor, a Tennessee corporation, and that he as such Vice President, 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 such Vice President.

WITNESS my hand and seal at office, on this the 13th day of November, 2014.

Teresa A Beardsley
Notary Public

My Commission Expires:

7/6/15

TERESA A. BEARDSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

4846-2243-3312.3
N TAB01 1436327 v2
2429630-000345 11/12/2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,016,667.00.

AFFIANT

Subscribed and sworn to before me this 14th day of November, 2014.

NOTARY PUBLIC

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
08-23-16

Exhibits:

Exhibit A - Property Legal Description

Exhibit B - Permitted Exceptions

Exhibit A

Property Legal Description

Being a parcel of land in the 10th civil District of Davidson County, Tennessee, and known as Parcel 127 on the Plan of Rivergate Prucare Subdivision of record in Plat Book 5800, Page 57, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the southeasterly margin of Gleaves Street at the most northerly corner of the James R. Smith property and the most westerly corner of the herein described tract; thence with the margin of Gleaves Street along a curve to the right having a radius of 456.72 feet, northeasterly a distance of 177.94 feet to an iron pin; thence continuing with said street N 58 degrees 56' 41" E 313.50 feet to an iron pin; thence leaving said Gleaves Street S 55 degrees 57' 17" E 125.40 feet to an iron pin; thence S 18 degrees 45' 00" W 104.23 feet to an iron pin; thence S 10 degrees 45' 00" W 100.00 feet to an iron pin; thence S 04 degrees 15' 00" E 50.00 feet to an iron pin; thence S 20 degrees 00' 00" E 52.37 feet to an iron pin; thence S 32 degrees 40' 00" W 178.55 feet to an iron pin; thence N 58 degrees 04' 04" W 444.04 feet to the point of beginning.

Being the same property, as also delineated by corresponding survey legal description thereof, as conveyed to HRT of Tennessee, Inc., a Tennessee corporation, by Quitclaim Deed from Healthcare Realty Trust Incorporated of record in Instrument No. 20041215-0149098 in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. All taxes for the year 2014, which have been prorated and paid, and for subsequent years, a lien not yet due and payable.
2. All applicable laws affecting the Property, including, without limitation, building and zoning ordinances, regulations and restrictions of any federal, state, local or municipal government or any department, commission, board, bureau, agency, instrumentality, unit or taxing authority thereof.
3. Matters shown on the Plan of record in Book 5800, Page 57, in the Register's Office of Davidson County, Tennessee.
4. Communications Right of Way Easement to South Central Bell Telephone Company of record in Book 5722, Page 366, said Register's Office.
5. Subject to a street closing or alley and any easement(s) retained in Ordinance No. 73-703, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.
6. Rights of tenants as tenants only.
7. Any facts, rights or conditions that may exist or arise by reason of matters as would be disclosed by any current survey or inspection of the Property, including, without limitation, the ALTA/ACSM Land Title Survey made by Cherry Land Surveying, Inc. on October 6, 2014, last revised October 27, 2014, and bearing Job #14152.