BILL GARRETT, Davidson County
Trans:T20140086789 DEEDWARRSP
Recvd: 11/18/14 11:01 5 pgs
Fees:28.00 Taxes:7523.33
20141118-0106227

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<br>c/o Medical Properties of America, Inc.<br>20 Burton Hills Blvd., Suite 100<br>Nashville, TN 37215<br>Attn: Andrew P. Grisham | Same |
| *Map & Parcel No.:* 081-04-0-230.00 | |

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 131 French Landing Drive, Nashville, Davidson County, Tennessee 37228.

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 C Beardsley
Notary Public

My Commission Expires:
7/6/15

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

4849-6603-7536.3
N TAB01 1415614 v5
2429630-000345 11/12/2014

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $2,033,333.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

08-23-14

Exhibits:

Exhibit A - Property Legal Description

Exhibit B - Permitted Exceptions

## Exhibit A

### Property Legal Description

Being a parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot One, Tract 10A on the Plan of Resubdivision of Part of Block "E", Section I of Metro Center of record in Book 7900, Page 389, Register's Office for Davidson County, Tennessee.

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. 20041215-0149099 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 7900, Page 389, in the Register's Office of Davidson County, Tennessee.
4. Restrictive Covenants contained in instrument of record in Book 5242, Page 389, amended in Book 5792, Page 787, and in Book 7012, Page 61, said Register's Office.
5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7487, Page 952, said Register's Office.
6. Right of Way and Easement to Nashville Gas and Heating Company of record in Book 1450, Page 546, and in Book 1450, Page 550, said Register's Office.
7. Right of Way Easement to Colonial Pipeline Company of Record in Book 3649, Page 94, amended in Book 4873, page 406, said Register's Office.
8. Sewer Easement to City of Nashville of record in Book 2634, Page 124, and in Book 3464, Page 302, said Register's Office.
9. Easement for underground utilities of record in Book 5499, Page 689, said Register's Office.
10. 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.
11. Restrictions set forth in the lease from Metrocenter Properties, a partnership composed of Pathfinder Resources, Incorporated, R.C. Mathews, Contractor, Inc., and Robert C. H. Mathews, Jr. to Associated Inns and Restaurants Company of America, an Ohio corporation, of record in Book 5225, Page 112, amended in Book 5225, Page 120, said Register's Office.
12. Rights of tenants as tenants only.
13. 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 #14153.