BILL GARRETT, Davidson County
Trans:T20140086789 DEEDQC
Recvd: 11/18/14 11:02 4 pgs
Fees:22.00 Taxes:0.00
20141118-0106228

This Instrument Prepared By:

Baker, Donelson, Bearman,
Caldwell & Berkowitz, P.C.
Baker Donelson Center
211 Commerce Street, Ste. 800
Nashville, Tennessee 37201

QUITCLAIM 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.: 081-04-0-230.00	

HRT OF TENNESSEE, INC., a Tennessee corporation having an address c/o 3310 West End Avenue, Suite 700, Nashville, Tennessee, 37203, hereinafter the Grantor, does hereby quitclaim and convey unto **MPA Nashville MOB, LLC**, a Tennessee limited liability company, all of its interest in and to 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.

Said interests in the Property, as applicable, are conveyed subject to such limitations, restrictions, easements, encumbrances, surveyable matters and other matters whatsoever as may affect the said Property, in part or in whole.

Whenever 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, 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: VP

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:

7/16/15

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

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

PAMELA L. LAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires:

Aug. 23, 2016

Exhibit A

Property Legal Descriptions

Being a parcel of land in Davidson County, Tennessee, more particularly described as follows per current survey of R. Scott Cherry, Registered Land Surveyor, Tennessee License No. 1512, Cherry Land Surveying, Inc., dated October 6, 2014, last revised October 27, 2014, and bearing Job #14153:

Lot One, Tract 10A on the Plan of Resubdivision of Part of Block "E", Section 1 of Metro Center of record in Book 7900, Page 389, Register's Office for Davidson County, Tennessee.

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, and being Lot One, Tract 10A, on the Plan of the Resubdivision of Part of Block E, Section 1 of Metro Center as recorded in Book 7900, Page 389, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin (old) located in the South right-of-way line of Vantage Way (having a total right-of-way width of 84.00 feet) and being the Northeast corner of the herein described parcel and the Northwest corner of Horsepower Realty, LLC., as of record in Deed Instrument No. 200703020026031, at the Register's Office for Davidson County, Tennessee;

Thence continuing with the West line of said Horsepower Realty, LLC., South 14° 23' 02" West, 519.71 feet to an existing iron rod on the northerly line of The Rape and Sexual Abuse Center, as of record in Deed Instrument No. 200804090035975, at said Register's Office;

Thence leaving the said West line and running with the North line of The Rape and Sexual Abuse Center, North 55° 37' 09" West, 237.17 feet to an existing iron rod on the East right-of-way line of French Landing Drive (having a total right-of-way width of 84.00 feet);

Thence with the East right-of-way line of said French Landing Drive and with a curve to the right, having a radius of 458.00 feet, a chord length of 172.38 feet which the chord bearing North 03° 49' 45" East for an arc length of 173.41 feet to an existing iron rod;

Thence North 14° 40' 33" East 59.72 feet to an existing iron rod;

Thence with a curve to the right having a radius of 170.00 feet, a chord length of 199.72 feet which the chord bearing North 50° 38' 56" East for an arc length of 213.47 feet to an existing iron rod;

Thence leaving French Landing Drive and running with the South right-of-way line of said Vantage Way with a curve to the right having a radius of 2242.00 feet, a chord length of 144.31 feet which the chord bearing North 84° 48' 17" East for an arc length of 144.34 feet to the point of beginning.

Being property 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.