Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared By and Return to:	Name and Address of Property Owner:	Property Address:
James C. Cotey Stites & Harbison, PLLC 401 Commerce Street, Suite 800 Nashville, TN 37219	500 Interstate Blvd, LLC 9017 Overlook Drive Brentwood, TN 37027	500 Interstate Boulevard Nashville, TN 37210

Mail Tax Bills to:

500 Interstate Blvd, LLC
9017 Overlook Drive
Brentwood, TN 37027

Tax Parcel ID Nos:
10512005100

BILL GARRETT, Davidson County
Trans:T20150020221 DEEDWARRSP
Recvd: 03/19/15 14:20 4 pgs
Fees:23.00 Taxes:6475.00
20150319-0023862

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 19th day of March, 2015, by and between TENNESSEE HOSPITAL ASSOCIATION, INC., a Tennessee corporation ("Grantor") and 500 INTERSTATE BLVD, LLC, a Tennessee limited liability company ("Grantee");

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Property") situated and being in the County of Davidson, State of Tennessee:

See **EXHIBIT A** attached hereto and made a part hereof.

Being the same property conveyed to Grantor by Warranty Deed recorded in Deed Book 5280, Page 878 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor conveys the Property, including any after-acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances set forth in this Special Warranty Deed, and Grantor does hereby warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use

regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

WITNESS the execution of this Indenture by Grantor the day and year first above written.

TENNESSEE HOSPITAL ASSOCIATION, INC.,
a Tennessee corporation

By: _____
Craig Becker, President and Chief Executive Officer

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, Craig Becker, a Notary Public of said County and State, personally appeared CRAIG BECKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President and Chief Executive Officer (or other officer authorized to execute the instrument) of TENNESSEE HOSPITAL ASSOCIATION, INC., the within-named bargainor, a Tennessee corporation, and that he executed the foregoing *Special Warranty Deed* for the purposes therein contained by signing the name of the corporation by himself as President and Chief Executive Officer.

Witness my hand and seal, at Office, this 17th day of March, 2015.

VALERIE S. FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Valerie S Floyd
Notary Public
My Commission Expires: Jan. 9, 2016

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and sworn to before me this 4th day of March, 2015.



MY COMMISSION EXPIRES
MARCH 25, 2018

Notary Public

My Commission Expires:

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

All that tract or parcel of land shown as "Lot 3" on the Plat of Subdivision of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, as recorded in Book 4600, Page 116, in the Register's Office of Davidson County, Tennessee, a copy of which is attached hereto and made a part hereof as Exhibit "A", containing 3.76 acres, more or less.

It is agreed and understood that the description of Lot 3 does not include that parcel or tract of land as shown on the attached Exhibit "A" as belonging to Evelyn M. Hows, et al, of Record in Book 4305, Page 801, in the Register's Office of Davidson County, Tennessee.

Subject to all restrictions, encumbrances, reservations, easements, servitudes, and covenants of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Hospital Association, Inc., a Tennessee corporation by Warranty Deed from The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, recorded on the 3rd day of May, 1978 in Deed Book 5280, Page 878, in the Register's Office of Davidson County, Tennessee.