This Instrument Prepared By:

HRT of Tennessee, Inc.
3310 West End Avenue, Suite 700
Nashville, Tennessee 37203
Attn: Stephen E. Cox, Jr.

BILL GARRETT, Davidson County
Trans:T20150023402 DEEDWARRSP
Recvd: 03/31/15 10:18 6 pgs
Fees:33.00 Taxes:15910.00
20150331-0027618

SPECIAL WARRANTY DEED

Address of New Owner as Follows:	*Send Tax Bills To*
HRT of Tennessee, Inc. 3310 West End Avenue, Suite 700 Nashville, Tennessee 37203	HRT of Tennessee, Inc. 3310 West End Avenue, Suite 700 Nashville, Tennessee 37203 Attn: Tax Department
Map and Parcel Numbers: 92-16-0-021; 92-16-0-022; 92-16-0-024; 92-16-0-025; 92-16-0-026; 92-16-0-027; and 92-16-0-028	

FOR AND IN CONSIDERATION of the sum of $10.00, and other good and valuable consideration, receipt of which is hereby acknowledged, **SAINT THOMAS MIDTOWN HOSPITAL** formerly known as Seton Corporation, a Tennessee nonprofit corporation ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **HRT OF TENNESSEE, INC.**, a Tennessee corporation ("**Grantee**"), its successors and assigns, that certain tract of land situated in the County of Davidson, State of Tennessee, and described as follows (the "**Property**"):

Tract 1:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 10 on the Plan of the Subdivision of part of Lot No. 155 of the Boyd Home Tract, as of record in Book 84, page 453, Register's Office for said County.

Said part of Lot No. 10 fronts 50 feet on the southerly side of Hayes Street and runs back between parallel lines, 165 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee, being the westerly twenty feet of the easterly half of Lot No. 10 of the subdivision of part of Lot No. 155 of the Boyd Home Tract, as of record in Book 84, page 453, Register's Office for said County. Said portion of said lot is described as follows:

Beginning at a point on the southerly side of Hayes Street 50 feet west of the common corner of Lots Nos. 10 and 11, said point being the northeast corner of property conveyed to Dr. J. Thomas Bryan by deed from Jesse Glenn Potter and wife, Louise Potter, of record in Book 2600, page 255, said Register's Office; thence southwardly along Bryan's

east line 165 feet to an alley; thence east along said alley 20 feet; thence northwardly, parallel with Bryan's said east line, 165 feet to the southerly side of Hayes Street; thence west along the southerly side of Hayes Street, 20 feet to the point of beginning.

Tract 3:

Land in Davidson County, Tennessee, being the easterly 53 feet of Lot 9 on the Map of the Subdivision of Lot 155 of the Boyd Home Tract, as of record in Book 84, page 453, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, August 18, 1961, as follows:

Beginning on the southerly margin of Hayes Street at the northeast corner of the property conveyed to St. Thomas Hospital by deed from Mrs. I.W. Randall, of record in Book 2633, page 361, said Register's Office; thence with said Hospital's eastern boundary line southerly 165 feet to said Hospital's southeast corner and the northerly margin of an alley; thence with the northerly margin of said alley easterly 53 feet to the southwest corner of the property conveyed to The B-K Company, by deed from Dr. J. Thomas Bryan and wife, of record in Book 2748, page 395, said Register's Office; thence with said B-K Company's western boundary line northerly 165 feet to the southerly margin of Hayes Street; thence with the same westerly 53 feet to the beginning.

Tract 4:

Land in Davidson County, Tennessee, being the westerly 47 feet of the easterly 50 feet of Lot No. 8 on the Plan of the Subdivision of part of Lot No. 155 of the Boyd Home Tract, as of record in Book 84, page 453, Register's Office for said County, and Minute Book 19, page 241, Chancery Court at Nashville.

Said part of Lot No. 8 fronts 47 feet on the southerly side of Hayes Street and runs back between parallel lines 165 feet to an alley.

Tract 5:

Land in Davidson County, Tennessee, being the westerly 47 feet of Lot No. 9 and the easterly 3 feet of Lot No. 8 on the map of the Subdivision of Lot No. 155 of the Boyd Home Tract, of record in Book 84, page 453, Registers Office for said County.

Said parts of said lots adjoin and front together 50 feet on the southerly side of Hayes Street and run back between parallel lines 165 feet to an alley.

Tract 6:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot 8 in Subdivision of Lot 155, plan of Boyd Home Tract, of record in Book 84, page 453, Register's Office for said County.

Said lot fronts 50 feet on the south side of Hayes Street and runs back between parallel lines 165 feet, more or less, to an alley.

Tract 7:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 11 on the Plan of the Subdivision of part of Lot No. 159, Boyd Home Tract, as of record in Book 84, page 453, Registers Office for said County.

Said part of Lot No. 11 fronts 50 feet on the southerly side of Hayes Street and extends back between parallel lines 165 feet to an alley.

Tract 8:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 10 and the westerly one-half of Lot No. 11, as shown on the Plan of Subdivision of a part of Lot 155 of the Boyd Home Tract, as of record in Book 84, page 453, in the Register's Office for said County.

The said easterly 30 feet of Lot No. 10 and the westerly 50 feet of Lot No. 11 together front 80 feet on the southerly side of Hayes Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Saint Thomas Midtown Hospital, formerly known as Seton Corporation, by deed from Baptist Hospital System, Inc. of record in Instrument No. 20011231-0144939, Register's Office for Davidson County, Tennessee.

TOGETHER with all appurtenances, easements and privileges pertaining thereto.

This is improved property known as 2011 Hayes Street, Nashville, Tennessee, together with unimproved property as described above.

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit A, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

Grantor covenants to Grantee that it is seized and possessed of the Property; that it has the right to convey the Property; and it shall forever warrant and defend the title to the Property against the good and lawful claims of all persons whomsoever claiming through Grantor, but not otherwise, except for (i) claims arising from or by virtue of the matters set forth on Exhibit A, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

EXCEPT FOR THE WARRANTIES EXPRESSLY SET FORTH IN THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT (I) GRANTOR HAS NOT MADE, IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES, REPRESENTATIONS, GUARANTEES OR ASSURANCES, EXPRESS OR IMPLIED, REGARDING THE PROPERTY, AND (II) GRANTEE IS PURCHASING THE PROPERTY "AS-IS, WHERE-IS" WITH ALL FAULTS AND DEFECTS. IN ADDITION TO AND WITHOUT LIMITING THE FOREGOING, GRANTEE, ON BEHALF OF ITSELF, ITS SUCCESSORS AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER GRANTEE, HEREBY WAIVES, RELEASES AND DISCHARGES GRANTOR FROM ALL CLAIMS ARISING OR RESULTING FROM THE PRESENCE ON OR DISCHARGE FROM THE PROPERTY OF ANY HAZARDOUS OR TOXIC SUBSTANCES, MATERIALS, WASTES, POLLUTANTS OR

CONTAMINANTS OR FROM THE ENVIRONMENTAL CONDITION OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ALL CLAIMS FOR CONTRIBUTION OR INDEMNITY.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on March 27th, 2015.

GRANTOR:

Saint Thomas Midtown Hospital

By: _____

Printed Name: _____

Title: CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared BERNARD JOHN SHERRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CEO of **SAINT THOMAS MIDTOWN HOSPITAL**, a Tennessee nonprofit corporation, the within named bargainor, and that s/he as such CEO executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as CEO.

WITNESS my hand and official seal this 27TH day of MARCH, 2015.

Ann E DeVoe Sul
Notary Public

My commission expires: 9/25/2018

ANN E. DEVOE-SUL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires SEPT. 25, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,300,000.

Ann B. Nash

AFFIANT

Subscribed and sworn to before me this 27TH day of MARCH, 2015.

Ann E DeVoe Sul

NOTARY PUBLIC

My Commission Expires: 9/25/2018

ANN E. DEVOE-SUL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires SEPT. 25, 2018

EXHIBIT A

1. Real property taxes for 2015 and subsequent years.
2. All matters of record.
3. All matters which would be shown on a true and accurate survey of the Property.
4. All municipal, state, and Federal laws affecting the Property.