THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27250-1
Box #14

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Cumberland Way Properties, LLC<br>c/o Michael J. Spurgeon<br>3501 Hilldale Drive<br>Nashville, TN 37215 | New Owner | 052-03-0-174.00 |

BILL GARRETT, Davidson County
Trans:T20150047627 DEEDWARR
Recvd: 06/16/15 09:29 3 pgs
Fees:18.00 Taxes:2867.50
20150616-0057024

# WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Betty G. Henley, Trustee of Henley Decedents Trust** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Cumberland Way Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND lying in DAVIDSON County, Tennessee, being Lot 2 on the Consolidation plat of Tennessee Christian Medical Center of record in Book 7900, Page 970, Register's Office for DAVIDSON County, Tennessee, to which plat reference is hereby made for a more complete description. Being a portion of the property conveyed to HTI Memorial Hospital Corporation, a Tennessee corporation.

BEING all of the same property conveyed to Betty G. Henley as the Surviving Trustee of the Henley Joint Revocable Living Trust Agreement U/A/D June 27, 2006, a Trust created under the laws of the State of Tennessee by Special Warranty Deed dated May 29, 2014 from HTI Memorial Hospital Corporation, a Tennessee corporation of record in Instrument No. 20140603-0047777 and further conveyed to Betty G. Henley, Trustee of the Henley Decedent's Trust, TUA, August 5, 2006 by Quitclaim Deed dated October 31, 2014 from The Henley Trust, Betty G. Henley, Trustee, TUA, dated June 26, 2006 of record in Instrument No. 20141110-0103770, Register's Office for DAVIDSON County, Tennessee.

This property is known as 600 Medical Park Drive, Madison, TN 37115

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on

the attached Exhibit A; and Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has executed this instrument this 11th day of June, 2015.

HENLEY DECEDENT'S TRUST,
TUA, AUGUST 5, 2006

By: Betty G. Henley
Name: Betty G. Henley
Its: Trustee

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Betty G. Henley, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 11th day of June, 2015.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7-6-19

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me this 11th day of June, 2015.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public
My Commission Expires:

**EXHIBIT A**
**Permitted Encumbrances**

1. Taxes for the year 2015 and subsequent years, not yet due and payable. Map and Parcel 052-03-0-174.00.

2. The Matters shown on the Plan of record in Book 7900, Page 970, and Instrument No. 20120607-0049930 Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 7043, Page 183, Register's Office for DAVIDSON County, Tennessee.

4. Deeds of Conveyance for sewer purposes in Book 7477, Page 765; Book 8287, Page 88; and Book 8664, Page 65, Register's Office for DAVIDSON County, Tennessee.

5. Access Easement in Book 9663, Page 333, Register's Office for DAVIDSON County, Tennessee.

6. Subject to Restrictions, Covenants and Agreements as set out in the Deeds in Instrument No. 20060403-0037167, Instrument No. 20061204-0149336, and Instrument No. 20140603-004777, Register's Office for DAVIDSON County, Tennessee.

7. Easement Agreements in Instrument No. 20070220-0020339 and Instrument No. 20070220-0020340, Register's Office for DAVIDSON County, Tennessee.

8. Replacement Storm Water Drainage Easement and Maintenance Agreement in Instrument No. 20090422-0036520, Register's Office for DAVIDSON County, Tennessee.

9. Declaration of Easement and Covenants in Instrument No. 20140603-0047776, Register's Office for DAVIDSON County, Tennessee.