Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Nashville Surgicenter, LLC 13355 Noel Road, Suite 650 Dallas, Texas 75240	092-120-139.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBM), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

Davidson County DEEDWARRSP
Recvd: 07/31/15 16:18 6 pgs
Fees:33.00 Taxes:13690.00
20150731-0076033

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, SCA NASHVILLE SURGERY CENTER, LLC, a Tennessee limited liability company, successor by merger to Nashville Surgery Center, L.P. ("Grantor"), has bargained and sold, and by these presents does transfer and convey to NASHVILLE SURGICENTER, LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

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

STATE OF ALABAMA

COUNTY OF JEFFERSON

The actual consideration or value, whichever is greater, for this transfer is $3,700,000.00

RLSL

Affiant

Subscribed and sworn to before me this 28th day of July, 2015.

Notary Public
My Commission Expires: 9/22/2018

KINESHIA RONAY COLLINS
My Commission Expires
September 22, 2018

This is improved property located at 1717 Patterson Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except Permitted Exceptions.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 28th day of July, 2015.

SCA NASHVILLE SURGERY CENTER, LLC

By: _____

Name: Richard L. Sharff, Jr.

Title: Vice President

STATE OF ALABAMA

COUNTY OF JEFFERSON

Personally appeared before me, KINESHIA R COLLINS, Notary Public, Richard L. Sharff, Jr., with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of SCA Nashville Surgery Center, LLC, the within named bargainor, a Tennessee limited liability company and is authorized to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 28th day of July, 2015.

_____

Notary Public

My Commission Expires: 9/22/2018

[seal]

KINESHIA RONAY COLLINS
My Commission Expires
September 22, 2018

Exhibit A
The Property

Property located in the 16th Councilmanic District of Nashville, Davidson County, Tennessee, being Lots 230 thru 236 on the Plat of Boyd's Home Tract of record in Deed Book 21, Page 39, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Wamble and Associates dated May 20, 1991, as follows:

Beginning at a point, said point being an iron pin set at the intersection of the South right-of-way line of Seventeenth Avenue North and the South right-of-way line of Patterson Street; thence, following said Seventeenth Avenue North right-of-way South 20° 31' 45" E 170.00 feet to an iron pin set on the North right-of-way (16.) of Alley Number 377; thence following said North right-of-way S 69° 23' 29' W 350.00 feet to an iron pin set at the Southeast corner of Property conveyed to Robert W. West, M.D. as of record in Deed Book 7352, Page 824; thence; following the North line of said West Property North 20° 31' 45" W 170.00 feet to an iron pin set on the aforementioned South right-of-way line of Patterson Street, said pin also being the Northwest corner of said West Property; thence, following said South right-of-way North 69° 23' 29" E 350.00 to the Point of beginning.

Being the same property conveyed to Nashville Surgery Center, L.P., a Tennessee limited partnership from Nashville Ambulatory Surgery Center, a Tennessee general partnership by deed of record in Book 8780, page 800, in the Register's Office for Davidson County, Tennessee. The said Nashville Surgery Center, L.P., a Tennessee limited partnership having since merged into SCA Nashville Surgery Center, LLC, a Tennessee limited liability company by Articles of Merger of record in Instrument No. 200702050014742, in said Register's Office.

EXHIBIT B
PERMITTED EXCEPTIONS

1) Real property taxes for the calendar year 2015, a lien not yet due and payable.

2) All matters shown on the Plat of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

3) Utility easement of record as Instrument No. 200811060110521, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Mark Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Mark Lee

Signature

State of Tennessee

County of Shelby

Personally appeared before me, Michele M. Clark, a notary public for this county and state, Mark Lee who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michele M. Clark

Notary's Signature

My Commission Expires: 7-16-2017

Notary Seal:

