15-05-012

Map & Parcels:
092-11-0-364.00, 092-12-0-050.00,
092-12-0-051.00, 092-12-0-052.00,
092-12-0-053.00,&092-12-0-054.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value declared by the Grantee herein, for this transfer is **$7,570,000.00.**

Davidson County DEEDWARRSP
Recvd: 08/14/15 14:24 3 pgs
Fees:18.00 Taxes:28009.00
20150814-0081879

Affiant

Subscribed and sworn to before me this the 14th day of AUGUST, 2015.

My Commission Expires: 7/2/18

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
WEISS & WEISS, ATTORNEYS AT LAW
1900 CHURCH STREET, STE. 301, NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:
HEP CHARLOTTE MOB, LLC
977 Seminole Trail PMB 344
Charlottesville, VA 22901

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **1919 INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP**, hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto **HEP Charlotte MOB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the **"Grantee"**, its successors and assigns, the following described real property located in Davidson County, Tennessee, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, if any, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property"):

(TRACT I) (092-11-0-364.00; 092-12-0-050.00; 092-12-0-051.00; 092-12-0-052.00)
LAND in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Twentieth Avenue North and Charlotte Avenue and Patterson Street, being Lots 92, 93, 94, 95 and part of 96 and 97, as shown on the plan of Murphy Land Company, Division "B" of record in Plat Book 161, Pages 126 and 127, R.O.D.C., part of Lot 1 as shown on the Plan of Cartwright Subdivision of record in Plat Book 57, Page 128, R.O.D.C. and adjacent portion of closed alleys, being more particularly described according to an ALTA/ACSM Land Title Survey by William C. Cockrill, Tennessee Registered Land Surveyor No. 1401, dated February 16, 2006, and revised owner name & added access easement on February 24, 2006, as follows:

BEGINNING at an iron pin in the easterly right-of-way line of Twentieth Avenue North (50-foot right-of-way) at the southerly terminus of a curve return to the southerly right-of-way line of Charlotte Avenue (92-foot right-of-way);

THENCE, along said curve return with a curve to the right 27.70 feet to an iron pin in the southerly right-of-way line of Charlotte Avenue, said curve having a central angle of 105° 49' 04", a radius of 15.00 feet, a tangent of 19.84 feet and a chord of N 26° 40' 39" E, 23.93 feet;

THENCE, along the southerly right-of-way line of Charlotte Avenue, N 79° 35' 07" E, 240.70 feet to an iron pin in the northwesterly corner of property of 1915 Charlotte Developers of record in Deed Book 6712, Page 204, Register's Office for Davidson County, Tennessee, and corrected in Deed Book 7017, Page 860, said Register's Office;

THENCE, along the westerly line of said 1915 Charlotte Developers property, S 26° 15' 24" E, 147.40 feet to an iron pin in the northerly line of Alley No. 888 closed by Metropolitan Council Bill No. 097-925;

THENCE, crossing said alley, S 26° 17' 01" E, 11.55 feet to an iron pin in the center of said closed alley;

THENCE, along the center of said closed alley S 66° 51' 50" W, 59.04 feet to a new iron pin in the center of Alley No. 900, closed by Metropolitan Council Bill 086-1545;

THENCE, with the center of said Alley No. 900, S 26° 14' 10" E, 72.44 feet to an iron pin at the northeast corner of Michael D. Shmerling of record in Instrument No. 20030414-0049123, said Register's Office;

THENCE, along the northerly line of said Shmerling, S 63° 44' 35" W, 191.80 feet to an iron pin in the easterly right-of-way of Twentieth Avenue North, (50-foot right-of-way);

THENCE, along said right-of-way, N 26° 13' 50" W, 279.45 feet to the Point of BEGINNING.

(TRACT II) (092-12-0-053.00)
LAND in Davidson County, Tennessee, being Lot No. 91 of Block "B" on the Plan of Murphy Land Company's property, as of record in Book 161, Pages 126 & 127, Register's Office for Davidson County, Tennessee, said plan showing said property divided into blocks, but does not show the blocks subdivided into small lots.

ACCORDING to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot 91 is described as follows:

BEGINNING on the easterly margin of 20th Avenue North, formerly Boyd Avenue, at a point 343.6 feet south of the southerly margin of Cedar Street, now Charlotte Avenue, being the corner of Lots Nos. 91 & 92; thence with the line between said two lots, eastwardly 184 feet to the westerly margin of an alley; thence with said alley, southwardly 50 feet to the corner of Lots 90 & 91; thence with the line between said two lots, westwardly 184 feet to the easterly margin of 20th Avenue North; thence with said Avenue, northwardly 50 feet to the BEGINNING.

(TRACT III) (092-12-0-054.00)
LAND in Davidson County, Tennessee, being Lot No. 90 of Block No. 8 on the Plan of Murphy Land Company's Division "B" a plan of said property subdividing the same into blocks, of record in Book 161, Pages 126 &127, Register's Office for Davidson County, Tennessee, but said plan does not show the subdivision of blocks into small lots.

ACCORDING to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 90 is described as follows:

SAID Lot No. 90 fronts 50 feet on the easterly side of 20th Avenue North, formerly Boyd Avenue, and runs back between parallel lines 184 feet to an alley, the southerly line of said lot being 296 feet north of the northerly margin of Patterson Street.

BEING the same property conveyed to 1919 INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP, by Quitclaim Deed from MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20060224-0021520 and in Instrument No. 20150514-0044459 and by Scrivener's Affidavit, of record in Instrument No. 20150518-0045486, Register's Office for Davidson County, Tennessee.

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

Grantor further covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, and through or under Grantor.

Grantor further covenants and binds itself, its representatives, successor and assigns to warrant specifically and forever defend the title to the Property to Grantee, its successor and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

Subject property being property located at **1919 CHARLOTTE AVENUE (092-11-0-364.00), 1917 CHARLOTTE AVENUE (092-12-0-050.00), 332 20TH AVENUE NORTH (092-12-0-051.00), 330 20TH AVENUE NORTH (092-12-0-052.00), 328 20TH AVENUE NORTH (092-12-0-053.00), & 326 20TH AVENUE NORTH (092-12-0-054.00), NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37203.**

IN WITNESS WHEREOF, the Grantors have caused its name to be affixed hereto, by its duly authorized officer, on this 14th day of AUGUST, 2015.

1919 INVESTMENTS, L.P.,
A TENNESSEE LIMITED PARTNERSHIP

By: 1919 CHARLOTTE AVENUE PROPERTIES, INC.,
A TENNESSEE CORPORATION, GENERAL PARTNER

By: _____
MICHAEL D. SHMERLING, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Shmerling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the President of 1919 Charlotte Avenue Properties, Inc., a Tennessee corporation, the General Partner of 1919 Investments, L.P., a Tennessee limited partnership, the within named bargainor, and that he, as the said President of 1919 Charlotte Avenue Properties, Inc., being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the said 1919 Charlotte Avenue Properties, Inc., a Tennessee corporation, the General Partner of 1919 Investments, L.P., a Tennessee limited partnership, by himself, as President of 1919 Charlotte Avenue Properties, Inc., a Tennessee corporation, the General Partner of 1919 Investments, L.P., a Tennessee limited partnership.

Witness my hand and official seal at Nashville, Tennessee, this 14th. Day of August, 2015.

My commission expires: 7/2/2018

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

_____
Notary Public

DEE FELTS KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON