15-05-012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Davidson County DEEDQC
Recvd: 08/14/15 14:25 2 pgs
Fees:12.00 Taxes:0.00
20150814-0081880

Affiant

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

My Commission Expires: 7/2/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 OWNERS"

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1919 INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP**, hereinafter called the "**Grantor**", does hereby quitclaim and convey all of its rights, title and interest to **HEP Charlotte MOB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter collectively called the "**Grantee**", its successor and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING a tract or parcel of land located in the 21st Council District of Davidson County, Tennessee, being generally described as south of and adjacent to US Highway70/State Route 24/Charlotte Avenue, east of and adjacent to Twentieth Avenue, northwest of Patterson Street, and west of 19th Avenue North, and being more fully described according to a ALTA/ACSM Land Title Survey by Clint T. Elliott, Tennessee Registered Land Surveyor No. 2347, dated July 28, 2015 as follows:

BEGINNING at an iron rod new, (a ½" rebar capped Elliott), said pin being the western corner of a portion of the Michael D. Shmerling Partners, G.P. Property as recorded in Instrument 20030414-0049123, said pin also being the western corner of Lot 91 of the Plan of Murphy Development Land Company, Division B, as of record in Plat Book 161, pages 126-127, Register's Office for Davidson County, Tennessee, said pin also bearing Tennessee State Plane Coordinates with a northing of 664555.85 and an easting of 1731468.78 North American Datum 83/Grid North, said pin also being on the northeastern right of way of said Twentieth Avenue;

THENCE with the northeastern right of way of said Twentieth Avenue the following two (2) calls, North 30°43'25" West for a distance of 279.46 feet to an iron pin new;

THENCE on a curve to the right having a radius of 15.00 feet, an arc length of 27.70 feet, a tangent of 19.84 feet, and being subtended by a chord bearing and distance of North 22°11'09" East for a distance of 23.93 feet to an iron rod new, said pin being on the southern right of way of said US Highway70/State Route 24/Charlotte Avenue, said pin also being the northwestern corner of the herein described parcel;

THENCE with said southern right of way, North 75°12'50" East for a distance of 240.50 feet to an iron rod old, said pin being the northwestern corner of the AAS, LLC property as record in DB-20140717- 0063250, Register's Office for Davidson County, Tennessee, said pin also bearing Tennessee State Plane Coordinates with a northing of 664879.63 and an easting of 1731567.58 North American Datum 83/Grid North, said pin also being the northeastern corner of the herein described parcel;

THENCE with the western boundary line of said AAS, LLC property, South 30°40'42" East for a distance of 158.78 feet to an iron rod new, said pin being the southwestern corner of said AAS, LLC property, said pin also being on a boundary line of the Ascend Federal Credit Union property as recorded in DB-20121212- 0114678;

THENCE with the boundary lines of said Ascend Federal Credit Union the following four (4) calls, South 62°34'08" West for a distance of 59.04 feet to a magnetic nail old, said nail bearing Tennessee State Plane Coordinates with a northing of 664715.87 and an easting of 1731596.18 North American Datum 83/Grid North;

THENCE South 30°34'38" East for a distance of 72.54 feet to an iron rod new, said pin bearing Tennessee State Plane Coordinates with a northing of 664653.41 and an easting of 1731633.09 North American Datum 83/Grid North, said pin also being the northeastern corner of said Lot 91;

THENCE South 30°34'38" East for a distance of 50.00 feet to an iron rod new, said pin bearing Tennessee State Plane Coordinates with a northing of 664610.37 and an easting of 1731658.52 North American Datum 83/Grid North, said pin also being the northeastern corner of Lot 90 of said Plan of Murphy Development Land Company, Division B;

THENCE, South 30°34'38" East for a distance of 50.00 feet to an iron rod old, said pin bearing Tennessee State Plane Coordinates with a northing of 664567.32 and an easting of 1731683.96 North American Datum 83/Grid North, said pin also being a corner of the Medical Pavilion Investors, LLC property as recorded in DB-20080529- 0054885, said Register's Office, said pin also being the southeastern corner of the herein described parcel;

THENCE with the Medical Pavilion Investors, LLC boundary line, South 59°17'59" West for a distance of 190.83 feet to an iron rod old, said pin bearing Tennessee State Plane Coordinates with a northing of 664469.89 and an easting of 1731519.87 North American Datum 83/Grid North, said pin being on the northeastern right of way of said Twentieth Avenue, said pin also being the southwestern corner of the herein described parcel;

THENCE with said right of way the following two (2) calls, North 30°43'25" West for a distance of 50.00 feet to an iron pin new;

THENCE continuing with said right of way North 30°43'25" West for a distance of 50.00 feet to the point of beginning, said parcel containing 80,790 Square Feet or 1.86 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants, and conveyances of record and not of record.

BEING all the same property conveyed to MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, by Special Warranty Deed from BAPTIST HEALTH CARE VENTURES, INC., as successor to Sheridan Apartments Service, Inc., of record in Instrument No. 20131022-0110019 and further conveyed by Quitclaim Deed of record in Instrument No. 20131022-0110020, Register's Office for Davidson County, Tennessee; and by Special Warranty Deed of record in Instrument No. 20150814-0081879, recorded simultaneously herewith.

This is property located in Davidson County, Tennessee and known as **1919 Charlotte Avenue, 1917 Charlotte Avenue, 332 20th Avenue North, 330 20th Avenue North, 328 20th Avenue North, 326 20th Avenue North, Nashville, Davidson County, Tennessee 37203.**

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto 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 NOTARY PUBLIC STATE OF TENNESSEE 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 FILES KENNEDY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON