Davidson County DEEDWARR Recvd: 08/17/15 12:10 5 pgs Fees:28.00 Taxes:20110.98 **20150817-0082373**	

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue, Ste. 205 Nashville, Tennessee 37215 FTEC File No. 32345-04-2015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $5,435,400.00. Affiant Subscribed and sworn to before me, 14th day of August, 2015. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Heritage Medical Development Group, LLC 222 22nd Avenue, North, Suite 100 Nashville, Tennessee 37203-1870 Attention: Administrator	Heritage Medical Development Group, LLC 222 22nd Avenue, North, Suite 100 Nashville, Tennessee 37203-1870 Attention: Administrator	Map and Parcel Nos.: 117 10 0 090 00 and 117 10 0 093 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shirley A. Zeitlin** AND **Pinnacle Bank, a Tennessee banking corporation, as Executor of the Estate of Elise C. Whalley, Docket No. 15P937, Seventh Circuit Court for Davidson County, Tennessee, Probate Division** (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Heritage Medical Development Group, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2325 and 2403 Crestmoor Road, Nashville, Tennessee, 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, and have a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantors further covenant and bind themselves, their successors, heirs, and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under Grantors, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument, the corporate party by its duly authorized officer, on the 14th day of August, 2015.

Shirley A. Zeitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Shirley A. Zeitlin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2015.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Pinnacle Bank, a Tennessee banking corporation,
as Executor of the Estate of Elise C. Whalley,
Docket No. 15P937, Seventh Circuit Court for
Davidson County, Tennessee, Probate Division

By: _____
Trey Tally, Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Trey Tally, 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 Senior Vice President (or other officer authorized to execute the instrument) of Pinnacle Bank, a Tennessee banking corporation, as Executor of the Estate of Elise C. Whalley, Docket No. 15P937, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the within named bargainor, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Senior Vice President.

Witness my hand, at office, this 14th day of August, 2015.

_____
Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 16, 17, and 18 of Block "A" on the Map of Hillsboro Views Development Company's Subdivision, of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elise C. Whalley and Shirley A. Zeitlin, as tenants in common, by Warranty Deed dated April 4, 1969 from Francis J. Roach and wife, Elizabeth Spencer Roach, of record in book 4323, page 646, Register's Office for Davidson County, Tennessee, and by Warranty Deed dated April 21, 1969 from Bert J. Meyer and wife, Billie Joy Meyer of record in Book 4327, page 427, Register's Office for Davidson County, Tennessee. Elise C. Whalley died on May 26, 2015 leaving a Last Will and Testament, which has been probated and filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P937. In accordance with the terms of said Will, Elise C. Whalley directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Pinnacle Bank.

Together with an easement for drainage contained in an instrument of record in Book 4438, page 743, Register's Office for Davidson County, Tennessee across the property of the Junior League Property of Nashville, Inc. of record by Instrument No. 20000308-0024009, Register's Office for Davidson county, Tennessee, being more particularly described as follows:

> Beginning at an iron pin on the northerly margin of Crestmoor Road, being the southwest corner of the above described property:
>
> Thence, with said margin, North 87 degrees 00 minutes 23 seconds West, 35.00 feet; Thence, North 47 degrees 10 minutes 50 seconds East, 50.20 feet; Thence, South 02 degrees 58 minutes 55 seconds West, 36.00 feet to the point of beginning, and containing 630 square feet or 0.01 acres, more or less.

Together with a license for the use and maintenance of a driveway but subject to the express terms, conditions and limitations set forth in Agreement for Dedication of License of record in Book 11405, page 455, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee. Map and Parcel Nos. 117 10 0 090 00 and 117 10 0 093 00.
2. All matters appearing on the Plan of record as Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of License of record in Book 11405, page 455, Register's Office for Davidson County, Tennessee.
4. Easement for drainage contained in an instrument of record in Book 4438, page 743, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

