Davidson County DEEDWARRSP
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This document was prepared by, and
after recording please return to:
Kellee Padgett, Esq.
Holt, Ney, Zatcoff & Wasserman
100 Galleria Parkway, Suite 1800
Atlanta, GA 30339

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of October 8, 2015, between YTG NASHVILLE, LP, a Delaware limited partnership ("Grantor"), and DIALYSIS CLINIC, INC., a Tennessee non-profit corporation ("Grantee").

W I T N E S S E T H: That

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, that certain real property in Davidson County, Tennessee, described on Schedule 1 attached hereto and made a part hereof (the "Property").

This being part of the same real estate conveyed to Grantor by Deed of Record in Instrument Number 20141217-0115498, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's successors, heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise. However, this conveyance is made subject to those certain matters described on Schedule 2 attached hereto and made a part hereof.

[EXECUTIONS COMMENCE ON NEXT PAGE.]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

YTG NASHVILLE, LP, a Delaware limited partnership

By: YTG Tennessee, LLC, a Delaware limited liability company, its general partner

By: LWIV/TPA GAH Nashville Industrial Holdings, LP, a Delaware limited partnership, its sole member

By: YTG Nashville Manager, LLC, a Delaware limited liability company, its general partner

By: YTG Ventures, LP, a Delaware limited partnership, its sole member

By: YTG Investors, LLC, a Georgia limited liability company, its general partner

By: _____
J. Bradford Smith, Manager

STATE OF GEORGIA
COUNTY OF COBB

Before me, Jacqueline Denier, a Notary Public in and for the State and County aforesaid, personally appeared J. Bradford Smith, 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 Manager of YTG Investors, LLC, the general partner of YTG Ventures, LP, the sole member of YTG Nashville Manager, LLC, the general partner of LWIV/TPA GAH Nashville Industrial Holdings, LP, the sole member of YTG Tennessee, LLC, the general partner of YTG Nashville, LP, the within-named bargainor, a Delaware limited partnership, that he as such Manager executed the foregoing instrument for and on behalf of the aforesaid limited liability company for the purposes therein contained.

WITNESS my hand and notarial stamp or seal this 7th day of October, 2015.

_____
Notary Public

JACQUELINE MARIE DENIER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES 06-06-2017

RECORDING DATA ONLY

Property Address:
566 Mainstream Drive
Nashville, Tennessee 37228

I, or we hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of property, whichever is greater, is ~~$11,352,500.00~~, * which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*$11,352,500.00

Name and Address of Property Owner:
Dialysis Clinic, Inc.
566 Mainstream Drive
Nashville, Tennessee 37228

Kelly A Padgett
Affiant

Tax Identification No.: 070 100015.00

SUBSCRIBED and SWORN TO before me this 8 day of October, 2015

Maxine A Anastasio
Notary Public

Name and Address of the Person Or Entity Responsible for Payment of the Real Property Taxes:
Dialysis Clinic, Inc.
566 Mainstream Drive
Nashville, Tennessee 37228

My Commission Expires

MAXINE A. ANASTASIO NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES FEB. 6, 2019

SCHEDULE 1

LEGAL DESCRIPTION

BEING a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, bounded on the North by Mainstream Drive and on the South by the Metropolitan Board of Parks and being Tract 37H, Section Sixteen, MetroCenter, as of record in Book 5190, page 520, Register's Office for Davidson County, Tennessee, more particularly described according to a survey by Barge Waggoner Sumner and Cannon, Nashville, Tennessee, last revised February 16, 1998, bearing File No. 7129-19, prepared by William C. Watson, RLS No. 1487, as follows:

BEGINNING at an iron pin in the southerly right of way of Mainstream Drive, 1,392 feet, more or less, from the centerline of Great Circle Road; THENCE, South 20° 33' 04" East, 248.56 feet to a point; THENCE, South 24° 53' West, 315.00 feet to a point; THENCE, South 75° 53' West, 360.00 feet to a point; THENCE, North 71° 14' 33" West, 265.54 feet to a point; THENCE, North 41° 25' West, 220.91 feet to an iron pin in the southerly right of way of Mainstream Drive; THENCE, easterly with a curve to the right 43.11 feet to a point, having a central angle of 01° 15' 14", a radius of 1,970.00 feet and a tangent distance of 21.56 feet; THENCE, North 65° 52' 20" East, 824.91 feet to an iron pin, the point of beginning, containing 6.92 acres, more or less.

Being a portion of the same property conveyed toYTG Nashville, LP, a Delaware limited partnership, by deed of record in Instrument No. 201412170115498, in the Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.
2. All matters as shown on the plan of record in Book 5190, page 520, in the Register's Office for Davidson County, Tennessee.
3. Declaration of Special Covenants and Restrictions of record in Book 5762, page 799, in the Register's Office for Davidson County, Tennessee.
4. Rights of tenants, under any unrecorded leases.
5. Any matter that would be shown on a current survey.

True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/20/2017

Notary Seal:

