This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino, Esq.

BILL GARRETT, Davidson County
Trans:T20160000160 DEEDWARRSP
Recvd: 01/04/16 09:59 5 pgs
Fees:28.00 Taxes:11333.10
20160104-0000174

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
MPA Imaging Associates, LLC 20 Burton Hills Blvd., Suite 100 Nashville, TN 37215	MPA Imaging Associates, LLC 20 Burton Hills Blvd., Suite 100 Nashville, TN 37215	092-11-0-201.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **DIAGNOSTIC HEALTH CENTERS OF TENNESSEE, LLC,** an Alabama limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MPA IMAGING ASSOCIATES, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

[*Signatures Commence on Following Page*]

Witness my hand this 30th day of December, 2015.

DIAGNOSTIC HEALTH CENTERS OF TENNESSEE, LLC, an Alabama limited liability company

By: _____
Name: Perry Baker
Its: Secretary

Before me, the undersigned Notary Public, in and for the State and County aforesaid, personally appeared Perry Baker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, himself to be the Secretary of Diagnostic Health Centers of Tennessee, LLC, an Alabama limited liability company, the within Grantor, and that he, as such Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such Secretary.

Witness my hand and official seal this 30th day of December, 2015.

My Commission Expires:

1/8/19

_____
Notary Public

KAYLA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,063,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 29th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 3-19-19

JENNIFER L. TATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
MARCH 19, 2019

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being bounded on the East by Twenty-Second Avenue North, on the south by Wanda B. High, on the West by Alley No. 903 and on the North by Leslie Avenue, and being more particularly described according to a survey by R. Scott Cherry (Tenn. No. 1512), Cherry Land Surveying, 700 Craighead Street, Suite 204, Nashville, Tennessee 37204 as follows:

BEGINNING at an iron pin, being the intersection of the South right-of-way line of Leslie Avenue and the west right-of-way line of Twenty-Second Avenue North; Thence, with the West right-of-way line of Twenty-Second Avenue North, South 31 deg 13 min 42 sec East, 164.00 feet to an iron pin in the West right-of-way line of Twenty-Second Avenue North and being a corner common with Wanda B. High; Thence, with Wanda B. High, South 58 deg 52 min 51 sec West 174.75 feet to an iron pin in the east right-of-way line of Alley No. 903 and being a corner common with Wanda B. High; Thence, with the East right-of-way line of Alley No. 903, North 31 deg 13 min 42 sec West, 154.00 feet to an iron pin in the South right-of-way line of Leslie Avenue; Thence, with the South right-of-way line of Leslie Avenue, North 58 deg 53 min 51 sec East, 174.75 feet to the point of beginning; Containing 26,911 square feet or 0.618 acres, more or less.

Being a part of Lot Nos. 144, 145, 146, Block 11, Plan of the Murphy Land Company, Division "B", as of record in Book 161, page 126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by Quitclaim Deed from OIA Realty Holdings, LLC, of record as Instrument #20150721-0071048.

Property Address: 337 22nd Ave. North, Nashville, TN 37203

Property Tax Identification: 092-11-0-201.00

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2015 a lien, due and payable, but not delinquent.
2. Intentionally omitted.
3. Subject to all matters shown on the Plan of record in Plat Book 161, Page 126, Register's Office for Davidson County, Tennessee.
4. Title to all oil, gas and minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.
5. Survey by Christopher S. Denham, PLS #2000 from Bock Clark's National Surveying Network, Project No. 201503577-1, indicates the following:

   (a) All underground utility lines not located in a recorded easement;
   (b) Overhead utility lines cross the subject property without the benefit of an easement.