SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 05/02/16 11:37 3 pgs
Fees:18.00 Taxes:3977.50
20160502-0042695

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,075,000.00

Affiant

Subscribed and sworn to me on April 29th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rockford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alden Horton, III 600 Medical Park Drive Madison, TN 37115	136 Rosa Parks Blvd. Nashville, TN 37209	05203017400

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Fidelity Partners, GP, a Tennessee general partnership, successor by merger to Cumberland Way Properties, LLC, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Alden Horton, III, d/b/a Horton Properties Partnership, a Sole Proprietorship, hereinafter called "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land lying in Davidson County, Tennessee, being Lot 2 on the Consolidation plat of Tennessee Christian Medical Center of record in Book 7900, Page 970, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Betty G. Henley, Trustee of Henley Decedents Trust to Cumberland Way Properties, LLC, a Tennessee limited liability company as recorded on the 16th day of June, 2015 in Instrument No. 20150616-0057024 and Acknowledgment of Merger as recorded on the 22nd day of December, 2015 in Instrument No. 20151222-0128619; Quitclaim Deed from The Henley Trust, Betty G. Henley, Trustee, TUA, dated June 26, 2006 to Betty G. Henley, Trustee of the Henley Decedent's Trust, TUA, August 5, 2006 as recorded on the 10th day of November, 2014 in Instrument No. 20141110-0103770, as corrected by Scrivener's Affidavit recorded on the 14th day of May, 2015 in Instrument No. 20150514-0044364; Special Warranty Deed from HTI Memorial Hospital Corporation, a Tennessee corporation to Betty G. Henley as the Surviving Trustee of the Henley Joint Revocable Living Trust Agreement U/A/D 6/27/06 as recorded on the 3rd day of June, 2014 in Instrument No. 20140603-0047777 and being a portion of Quitclaim Deed from TCMC Madison-Portland, Inc., a Tennessee corporation to HTI Memorial Hospital Corporation., a Tennessee corporation as recorded on the 4th day of December, 2006 in Instrument No. 20061204-0149336, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records.

This property is also known as improved property located at 600 Medical Park Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or

suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, their successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS our hands on April 29th, 2016.

Fidelity Partners, GP,
a Tennessee general partnership

By: _____
Micheal Spurgeon

By: _____
Dan Oskin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Micheal Spurgeon, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Partner of FIDELITY PARTNERS, GP, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing for FIDELITY PARTNERS, GP, by himself as a Partner.

WITNESS MY HAND AND OFFICIAL SEAL, this the 29th day of April, 2016.

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 11-6-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Dan Oskin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Partner of FIDELITY PARTNERS, GP, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing for FIDELITY PARTNERS, GP, by himself as a Partner.

WITNESS MY HAND AND OFFICIAL SEAL, this the 29th day of April, 2016.

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 11-6-2017

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017