SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160038105 DEEDWARRSP
Recvd: 05/06/16 16:13 5 pgs
Fees:28.00 Taxes:7400.00
20160506-0045430

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,000,000.00.

Affiant

Subscribed and sworn to me on May 10th, 2016.

NOTARY PUBLIC

My commission expires: _____

NANCY E. HOPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 10, 2018

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28560.PFD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Saint Thomas Health Real Estate Services 300 20th Avenue North, Suite G-6 Nashville, Tennessee 37203	SAME ADDRESS AS NEW OWNER	172-93 (part of) & 243 (part of)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LENOX VILLAGE III, LLC, a Tennessee limited liability company (the **"Grantor"),** has bargained and sold, and by these presents does transfer and convey unto SAINT THOMAS HEALTH, a Tennessee not-for-profit corporation (the **"Grantee"),** that certain real property located in **Davidson County, State of Tennessee,** more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

The conveyance of the above described Property is made subject only to the matters described on Exhibit B, attached hereto ans incorporated herein by reference (the **"Permitted Encumbrances"**).

This Property is also known as unimproved property located 6130 Nolensville Pike, Nashville, Davidson County, TN 37211.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of the Property in fee

simple, has a good right to convey it, and the same is unencumbered, except for the Permitted Encumbrances; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the the Property to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on May 16, 2016.

Lenox Village III, LLC, a Tennessee Limited Liability Company

By: _____

David C. McGowan, Jr.

Its: Chief Manger & Sole Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, Richard Sebastian, of the state and county aforesaid, personally appeared David C. McGowan, Jr., 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 Chief Manager & Sole Member of Lenox Village III, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager & Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager & Sole Member.

WITNESS my hand, at office, this 6th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 5/6/19



EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the Final Plat of the Lenox Village III, LLC of the Lenox Village UDO, of record in Instrument No. 20160408-0033969, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Lenox Village III, LLC, a Tennessee Limited Liability Company by Deed of record in Instrument No. 20010711-0074091 and Instrument No. 20040305-0025770, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH the beneficial access easement rights contained in the easement of record in Instrument No. 20120201-0008991, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH the beneficial drainage easement rights contained in the easement of record in Instrument No. 20150817-0082475, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 2016 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters as shown on the plat of record in Instrument No. 20160408-0033969, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20030828-0125180 in said Register's Office.
4. Drainage Easement and Maintenance Agreement for Detention Facilities of record as Instrument No. 20150817-0082475 in said Register's Office.