ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
ExchangeRight Net Leased Portfolio 12, LLC 200 S. Los Robles Avenue, Suite 210 Pasadena, CA 91101	083-030-260.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (SKL) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Riverside Drive Healthcare, LLC**, a Tennessee limited liability company ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **EXCHANGERIGHT NET LEASED PORTFOLIO 12, LLC**, an Iowa limited liability company ("Grantee"), Grantee's heirs, successors and assigns, certain land and improvements thereon in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property known as 1001 Riverside Drive in the City of Nashville, Tennessee.

Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Exceptions.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,405,500.00.

Affiant

Subscribed and sworn to before me this 10 day of ~~March~~ MAY, 2016.

Notary Public
My Commission Expires: Jan 8, 2019

BROOKE BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

BILL GARRETT, Davidson County
Trans: T20160040240 DEEDWARRSP
Recvd: 05/13/16 14:32 4 pgs
Fees: 23.00 Taxes: 16300.35
20160513-0048038

7/3796157.1
074356-301049

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on this 10th day of March, 2016, to be effective ~~March~~ MAY 10, 2016.

Riverside Drive Healthcare, LLC, a Tennessee limited liability company

By: _____
Bond E. Oman, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Brooke Baird, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bond E. Oman, 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 **Riverside Drive Healthcare, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 10th day of ~~March~~ MAY, 2016.

BROOKE BAIRD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

Brooke Baird
Notary Public

My Commission Expires:
Jan 8, 2019

7/3796157.1
074356-301049

Exhibit A

Legal Description

Being a tract of land lying in the 6th Councilmanic District of Nashville, Davidson County, Tennessee, also being Lot 12 and a portion of Lots 10 and 11 on the Plan of W.S. Ashworth's Subdivision of Lots 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, Page 153, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron rod at the intersection of the easterly right-of-way line of Riverside Drive, width varies, and the southerly right-of-way line of Alley Number 1999 (unimproved), 14 feet in width;

Thence leaving the easterly right-of-way line of Riverside Drive with the southerly right-of-way line of Alley Number 1999, South 81 Degrees 34 Minutes 32 Seconds East, 157.70 feet to an iron rod set;

Thence North 07 Degrees 00 Minutes 00 Seconds East, 3.94 feet to an iron rod set;

Thence South 82 Degrees 56 Minutes 59 Seconds East, 127.35 feet to an iron rod set;

Thence South 07 Degrees 23 Minutes 27 Seconds West, 7.00 feet to an existing iron rod at a corner common with the property of Ernie Meadows, Jr., as of record in Deed Book 10566, Page 955, in the Register's office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Alley Number 1999 with the westerly property line of Ernie Meadows, Jr., South 07 Degrees 23 Minutes 27 Seconds West, 160.00 feet to an iron rod set in the northerly right-of-way line of Rosebank Avenue, width varies;

Thence with the northerly right-of-way line of Rosebank Avenue, North 81 Degrees 34 Minutes 32 Seconds West, 153.97 feet to a PK nail set in the easterly right-of-way line of said Riverside Drive;

Thence leaving the northerly right-of-way line of Rosebank Avenue with the easterly right-of-way line of Riverside Drive, North 31 Degrees 34 Minutes 33 Seconds West, 197.68 feet to a PK nail set;

Thence along a curve to the right, with an arc length of 10.97 feet, the radius of which is 280.00 feet, the central angle of which is 02 Degrees 14 Minutes 42 Seconds, the chord of which is North 30 Degrees 27 Minutes 12 Seconds West, 10.97 feet to the POINT OF BEGINNING.

Containing 35,832 Square Feet (0.82 Acres more or less).

Being the same property conveyed to Riverside Drive Healthcare , LLC, a Tennessee limited liability company, by deed of record at Instrument No. 20141126-0109205, in the Register's Office for Davidson County, Tennessee.

The above description includes those portions of the right of way within Alley No. 1999 abandoned by Metropolitan Government of Nashville and Davidson County ("Metro") Ordinance Number BL2014-826 dated August 20, 2014 , and Metro Ordinance Number BL2014-875 dated October 13, 2014.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2016 a lien, not yet due and payable.
2. Unrecorded Lease dated November 25, 2014, with Dialysis Associates, LLC, as Tenant
3. Matters shown on a current survey of the Property.