This Instrument Prepared By:
Talbott Ottinger
McKenzie Laird PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

Davidson County DEEDWARRSP
Recvd: 09/22/16 15:58 5 pgs
Fees:28.00 Taxes:22200.00
20160922-0100144

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
RRMPS Partners 2301 21st Avenue South Nashville, TN 37212	[SAME]	104 15 0 222.00

FOR AND IN CONSIDERATION OF the sum 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, the **Tennessee Medical Association**, a Tennessee nonprofit corporation, ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **RRMPS Partners**, a Tennessee general partnership, ("**Grantee**"), its successors and assigns, certain improved real property located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property known as **2301 21st Avenue South, Nashville, Davidson County, Tennessee 37212**.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[Remainder of page intentionally left blank. Signatures on following page(s).]

Witness my hand this 21st day of September, 2016.

GRANTOR:

Tennessee Medical Association,
a Tennessee nonprofit corporation

By: _____
Russell Miller Jr., CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, **Russell Miller Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CEO of the Grantor, and is authorized by Grantor to execute this instrument on behalf of Grantor.

Witness my hand and official seal, at Nashville, Tennessee this 21st day of September, 2016.

DYANI E. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-04-2020

_____
Notary Public

My Commission Expires: 08.04.2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $6,000,000.00

_____
Affiant

Subscribed and sworn to before me this the 21st day of September, 2016.

DYANI E. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-04-2020

_____
Notary Public

My Commission Expires: 08.04.2020

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of H.P. Jacob's Subdivision, W. M. Manly Tract called "Hillsboro Place," as shown on plat of record in Plat Book 547, page 27, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set at the southwest corner of Ashwood Avenue, formerly Hillsboro Place, and 21st Avenue South, or Hillsboro Road as widened;
Thence with the west margin of 21st Avenue South, South 24 deg 35 min 20 sec West, 129.88 feet to an existing iron rod at a corner common with Whitehardt Properties, LLC, as of record in Deed Instrument No. 201504070030326, at said Register's Office;

Thence with the northerly property line of Whitehardt Properties, LLC, North 81 deg 39 min 17 sec West, 192.48 feet to an existing iron rod at a corner common with 2104 Sunset Place, GP, as of record in Deed Instrument No. 201308020081157, at said Register's Office;

Thence with the northerly property line of Sunset Place, GP, and O.I.C. Sunset Place Townhomes, as of record in Deed Instrument No. MA201301300009839, at said Register's Office, North 81 deg 52 min 17 sec West, 133.39 feet to an iron rod set at a corner common with Gregory H. Asadourian and Jodi A. Fortney, as of record in Deed instrument No. 200006280064288, at said Register's Office;

Thence with easterly property line of Gregory H. Asadourian and Jodi A. Fortney, North 07 deg 58 min 57 sec East, 125.00 feet to an iron rod set on the southerly right-of-way line of Ashwood Avenue, 33 feet in width;

Thence with southerly right-of-way line of Ashwood Avenue, South 81 deg 41 min 14 sec East, 363.00 feet to the point of beginning, containing 42,948 square feet (0.99 acres more or less).

Being the same property conveyed to Tennessee Medical Association, a Tennessee not for profit corporation by deeds of record in Book 8032, page 410, and corrected in Book 8094, page 684, at said Register's Office.

EXHIBIT B
Permitted Exceptions

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. All matters as shown on that certain plat of record in Plat Book 547, Page 27, in the Register's Office of Davidson County, Tennessee.

3. Rights of parties in possession not shown by the public record.

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 herewith and that this is 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, Elizabeth Puckett, 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: 5/6/2019

Notary Seal:

