THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (DMW)
3100 West End Avenue, Suite 1100
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20170041354 DEEDWARRSP
Recvd: 05/15/17 16:18 4 pgs
Fees:23.00 Taxes:1591.00
20170515-0048241

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
MOB 65 of Tennessee, LLC c/o HCP, Inc. Attn: Angela M. Playle 3000 Meridian Boulevard, Suite 200 Franklin, Tennessee 37067	Same	092-11-0C-012.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, JENNIFER L. OAKLEY, M.D. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto MOB 65 OF TENNESSEE, LLC, a Delaware limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This is improved property known as Unit 202 of 2201 Murphy Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all

persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 15th day of May, 2017.

GRANTOR:

Jennifer L. Oakley, M.D.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public for the State and County aforesaid, Jennifer L. Oakley, M.D., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2017.

Notary Public

ANDREA P PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

My commission expires:
1/6/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 15th day of May, 2017.

My Commission Expires

Notary Public

ALICIA CHILDERS PETERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
February 15, 2021

EXHIBIT "A"

Legal Description

Unit No. 202, on the Plat of 2201 Medical Plaza of record in Leasehold Condominium Book 7604, Page 466, Register's Office for Davidson County, Tennessee (hereinafter referred to as "RODC") together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the General and Limited Common Elements appurtenant thereto, all being more particularly described in the Master Deed and Condominium By-Laws of record in Book 7604, Page 442, RODC, and the Charter of 2201 Medical Plaza Association filed with the Secretary of State of Tennessee on July 15, 1988, being part of the same property leased to HCA Realty, Inc., pursuant to Ground Lease Agreement of record in Book 7604, Page 427, RODC.

Being the same property conveyed to Jennifer L. Oakley, M.D., by deed from HCA Realty, Inc., a Tennessee corporation, of record in Book 7625, page 926 and rerecorded in Book 7633, page 710, dated August 11, 1988, said Register's Office.

EXHIBIT B

EXCEPTIONS

1. The provisions of the Tennessee Horizontal Property Act, Tennessee Code Annotated 66-27-101, et seq. (hereinafter referred to as the "Act"), which Act is incorporated herein and made a part hereof by this reference.

2. Taxes for 2017, which the Grantee assumes and agrees to pay in full.

3. The covenants and restrictions set forth in the Master Deed and Condominium By-Laws of record in Book 7604, page 442, Register's Office for Davidson County, Tennessee, and the Charter of 2201 Medical Plaza Association of record in Book 7604, page 473, RODC.

4. All easements and restrictions set forth on the Plat of 2201 Medical Plaza of record in Book 7604, page 466, RODC, rights-of-way and other easements, zoning, and other governmental laws and regulations.

5. The Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 7604, page 414, RODC.

6. The Ground Lease Agreement of record in Book 7604, page 427, RODC, and amended in Book 10383, page 810 and Instrument No. 20000724-0073083, RODC.