Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
647 Myatt Drive Healthcare, LLC Attn: Bond E. Oman 2932 Foster Creighton Drive Nashville, TN 37204	Same	03406002600 03406002700
Return to and prepared by: Bradley Arant Boult Cummings LLP (SKL) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **RIVERGATE SURGICAL ASSOCIATES,** a Tennessee general partnership (**"Grantor"**), has bargained and sold, and hereby transfers and conveys to **647 MYATT DRIVE HEALTHCARE, LLC,** a Tennessee limited liability company (**"Grantee"**), its successors, and assigns, certain real property in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the **"Property"**).

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

Grantor does covenant with 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 those exceptions included on Exhibit B, attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant specially and forever defend the title to the Property to the Grantee its successors and assigns, against the lawful claims of all persons claiming through or under the Grantor, but not further or otherwise.

This is improved property known as 647 and 651 Myatt Drive, Nashville, Davidson County, Tennessee.

Davidson County DEEDWARRSP
Recvd: 08/24/17 11:44 7 pgs
Fees:38.00 Taxes:5550.00
20170824-0087100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $1,500,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of August, 2017.

Notary Public
My Commission Expires: My Comm. Expires Sept. 25, 2019

ROBERT S. WHEELER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

[Signature page to Special Warranty Deed]

Executed this 22nd day of August, 2017.

RIVERGATE SURGICAL ASSOCIATES,
a Tennessee general partnership

By: William F. Lambert, Partner
William F. Lambert, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert G. Wheeler, Jr., a Notary Public of the State and County aforesaid, personally appeared William F. Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of Rivergate Surgical Associates, a Tennessee general partnership, the within named bargainor, and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such Partner.

WITNESS my hand, at office, in Nashville, Tennessee, this 22nd day of August, 2017.

Robert G. Wheeler, Jr.
Notary Public
My Commission Expires:

ROBERT G. WHEELER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Sept. 25, 2019

{AFFIX NOTARY STAMP/SEAL ABOVE}

7/4022719.1
063200-301008

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

PARCEL 1:

TRACT I:

Beginning at an iron pin in the Easterly margin of Edgefield Junction Road, being an old railroad right-of-way, said point being the Southwest corner of a one-acre tract conveyed to Bedford Fite by deed of record in Book 583, page 42, Register's Office for said County; thence along what was Fite's Southerly line, North 48 deg. 50' East 313.5 feet to a point, a corner of what is known as the Spring Lot in the line of an old wall; thence along said wall South 28 deg. 05' East 164.5 feet to a corner of the land conveyed to Willie Boaz by deed of record in Book 347, page 401, said Register's Office; thence along what was formerly Boaz's Northerly line, and along a fence, South 51 deg. 11' West 266 feet to an iron pin the Easterly margin of said roadway; thence with the margin of Edgefield Junction Road, North 45 deg. West 148.3 feet to the beginning, according to a survey by Harvey Gee, dated November 30, 1951.

TRACT II:

Beginning at a point in a rock wall, which is North 48 deg. 50' East 142 feet from the Northeast corner of Tract No. 1, hereinabove described, said point also being the Northeast corner of what was known as the "Spring Lot," and in the line of an old rock wall; thence North 48 deg. 50' East 19 feet to the center line of a branch; thence down said branch, South 37 deg. 38' East 145 feet to a point, and continuing with said branch South 7 deg. 56' West 185 feet to a point in the Easterly line of said Spring Lot, at a point in said old wall above mentioned; thence with the line of old wall, North 51 deg. 10' West 297 feet to the beginning, according to a survey by Harvey Gee, dated November 30, 1951.

Together with the right-of-way granted S. Walter Boaz by Elizabeth Draine, across the "Spring Lot" which lies between the two above described tracts, as conveyed to the said Boaz by deed of record in Book 509, page 308, said Register's Office.

TRACT III:

Being a tract or parcel of land in the 10th Civil District of said County, known in the locality as the "Spring Lot" and described as follows:

Bounded on the North by the lands of B. Fite, on the East by lands of M. S, Poteat and Grizzard, on the West by the lands of M. S. Poteat and Boaz, and on the South by the property formerly owned by E. Draine and known as the "Home Tract."

BEING the same property conveyed to Rivergate Surgical Associates, a Tennessee general partnership, and Timothy Arney, by Deeds of record in Book 6390, Page 246; Instrument No. 200305310073646; Instrument No. 200408200100741; Instrument No. 200601180006545, and Instrument No. 200605040051717, Register's Office for Davidson County, Tennessee, and further of record as Instrument No. 20170824-0087099, said Register's Office.

PARCEL 2:

Land in Davidson Comity, Tennessee, near Edgefield Junction, in the 10th Civil District, and described according to a certain survey by Hart-Freeland-Roberts, Inc., Job No. 4234 dated September 26, 1973, as follows:

BEGINNING at a point on the Northeasterly margin of Edgefield Junction Road, said point being 551 feet, more or less, Southeasterly from the centerline of Spring Branch Road; running thence N 54° 45' E 499.69 feet to a point in the centerline of a creek, thence along said creek S 36° 50' E 103.35 feet to a point; thence S 52° 56' W 492.38 feet to a point on the North-Easterly margin of Edgefield Junction Road; thence along said Northeasterly margin N 40° 15' W 119.40 feet to the beginning containing 1.266 acres, more or less.

BEING the same property conveyed to Rivergate Surgical Associates, a Tennessee general partnership, and William Goodman, by Deeds of record in Book 6390, Page 238; Instrument No. 200305310073645; and Instrument No. 200407010078482, Register's Office for Davidson County, Tennessee.

PARCELS 1 and 2 are also described according to a survey prepared by G. Scott Carter, RLS No. 2391, for Clint T. Elliott, dated July 6, 2017, last revised July 10, 2017, as Project No. 647 651, as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set on the northeasterly right-of-way line of Myatt Drive, 85 feet in width, at a corner common with Lot 1 on the Resubdivision of Lot 1, Crestwood Suites of record in Instrument Number 20040309-0026542 in the Register's Office for Davidson County, Tennessee;

Thence leaving the northeasterly right-of-way line of Myatt Drive with the southerly line of said Lot 1, North 54 deg 45 min 37 sec East, passing an iron rod at 479.69 feet, 499.69 feet total to a point at the center of Spring Branch, aka Grizzard Branch, said point also being the southwesterly line of the property conveyed to Spring Branch, LLC of record in Instrument Number 20001205-0119163 in the Register's Office for Davidson County, Tennessee;

Thence with the westerly line of Spring Branch, LLC along the center of Spring Branch for the following calls:

South 34 deg 01 min 48 sec East, 143.78 feet to a point
South 15 deg 33 min 56 sec East, 172.45 feet to a point
South 17 deg 38 min 57 sec West, 101.81 feet to a point
South 19 deg 06 min 36 sec East, 78.99 feet to a point
South 58 deg 56 min 20 sec East, 98.36 feet to a point at a corner common with the property conveyed to The Richard H. Watts Family Partnership of record in Instrument Number 20071017-01123333 in the Register's Office for Davidson County, Tennessee;

Thence leaving the center of Spring Branch with the northeasterly line of said Watts Family Partnership South 78 deg 04 min 15 sec West, passing an iron rod set at 20.00 feet, 125.33 feet total

to an existing iron rod at a corner common with the property conveyed to Trilen, LLC of record in Instrument Number 20061221-0157176 in the Register's Office for Davidson County, Tennessee;

Thence with the southeasterly property line of said TriLen, LLC, North 24 deg 45 min 45 sec West,227.68 feet to an existing iron rod;

Thence with the northwesterly line of TriLen, South 55 deg 20 min 39 sec West, 279.78 feet to an existing iron rod on the northeasterly right-of-way line of Myatt Drive;

Thence with the northeasterly right-of-way line of Myatt Drive for the following calls:

with a curve to the left having a radius of 1472.40 feet, a curve length of 78.31 feet and a chord bearing and distance of North 39 deg 53 min 30 sec West, 78.30 feet to a point;

North 40 deg 05 min 05 sec West, 179.77 feet to the point of beginning; containing 148,427 square feet or 3.407 acres more or less.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Davidson County real property taxes for the year 2017, which have been prorated between the parties and assumed by Grantee.

2. Right of way easement contained in deed of record in Book 509, page 308, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from M.S. Poteat to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4224, page 212, in the Register's Office of Davidson County, Tennessee.

4. Northridge Surgery Center, L.P., a Tennessee limited partnership, as tenant only, without purchase option or right of first refusal, pursuant to that Lease Agreement dated as of May 13, 2011.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Issac Fite, Sr. and Stella Fite to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4224, page 215, in the Register's Office of Davidson County, Tennessee.

6. Easement for the flow of the waters of the Spring Branch a/k/a Grizzard Branch river (or creek), and the rights of the public therein.

7. Rights of upper and lower riparian owners to the flow of the waters of the Spring Branch a/k/a Grizzard Branch river (or creek), free from diminution or pollution.

8. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Spring Branch a/k/a Grizzard Branch river (or creek).

9. All matters shown on the ALTA / NSPS Land Title Survey by G. Scott Carter, TN RLS No. 2391 with Clint T. Elliott dated July 10, 2017 and designated as Job No. V-1.00, showing the following matters:

   - Overhead electric lines crossing the northwesterly portion of Parcel 1, Tract I of the Land

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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: 6/21/2021

Notary Seal:

