Bill Garrett Davidson County
Batch# 74964 DEEDWARRSP
03/29/2018 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20180329-0029670

SPECIAL WARRANTY DEED

FROM: MPA Nashville MOB, LLC, a Tennessee limited liability company

TO: Point of Mercy, a Tennessee not for profit corporation

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Point of Mercy 200 Gleaves Street Madison, TN 37115	(same)	034 05 0 127.00

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, LLP
511 Union Street, Suite 2700, Nashville, TN 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

James Barry Hardwick
Affiant

JENNIFER L. TATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Subscribed and sworn to before me, this the 29th day of March, 2018.

Jennifer L. Tate
NOTARY PUBLIC

My Commission Expires: 3-19-2019
MY COMMISSION EXPIRES: MARCH 19, 2019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MPA Nashville MOB, LLC**, a Tennessee limited liability company, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto **Point of Mercy**, a Tennessee not for profit corporation, hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows (the "**Real Property**"), to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.

This is improved property located at 200 Gleaves Street, Madison, TN 37115.

TO HAVE AND TO HOLD the Real Property, together with all appurtenances and hereditaments thereunto belonging or in any way appertaining to **GRANTEE**, its successors and assigns forever, subject only to 2018 real property taxes and any covenants, encumbrances, restrictions, easements or other matters of record as may affect the Real Property (the "**Permitted Encumbrances**").

GRANTOR further covenants and binds itself and its successors and assigns to warrant specially and forever defend the title to the Real Property to **GRANTEE**, its successors and assigns, against the lawful claims of all persons claiming through and under **GRANTOR** (other than claims arising out of the Permitted Encumbrances), 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 21st day of March, 2018.

GRANTOR:

MPA Nashville MOB, LLC,
a Tennessee limited liability company

By: _____
Andrew P. Grisham, its Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **ANDREW P. GRISHAM**, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the **VICE PRESIDENT** of **MPA Nashville MOB, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such **VICE PRESIDENT**, 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 **VICE PRESIDENT**.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 21st day of March, 2018.

_____
NOTARY PUBLIC

My Commission Expires:

WILLIAM PATTERSON
MY COMMISSION # GG 159207
EXPIRES: November 12, 2021

4811-9411-1839.2

EXHIBIT A

TO

SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF REAL PROPERTY

Rivergate Health Center Facility

Being a parcel of land in the 10th civil District of Davidson County, Tennessee, and known as Parcel 127 on the Plan of Rivergate Prucare Subdivision of record in Plat Book 5800, Page 57, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the southeasterly margin of Gleaves Street at the most northerly corner of the James R. Smith property and the most westerly corner of the herein described tract; thence with the margin of Gleaves Street along a curve to the right having a radius of 456.72 feet, northeasterly a distance of 177.94 feet to an iron pin; thence continuing with said street N 58 degrees 56' 41" E 313.50 feet to an iron pin; thence leaving said Gleaves Street S 55 degrees 57' 17" E 125.40 feet to an iron pin; thence S 18 degrees 45' 00" W 104.23 feet to an iron pin; thence S 10 degrees 45' 00" W 100.00 feet to an iron pin; thence S 04 degrees 15' 00" E 50.00 feet to an iron pin; thence S 20 degrees 00' 00" E 52.37 feet to an iron pin; thence S 32 degrees 40' 00" W 178.55 feet to an iron pin; thence N 58 degrees 04' 04" W 444.04 feet to the point of beginning.

Being the same property conveyed to MPA Nashville MOB, LLC, a Tennessee limited liability company, by Deed from HRT of Tennessee, Inc., a Tennessee corporation, of record in Instrument No. 201411180106226, in the Register's Office of Davidson County, Tennessee.

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:

