Bill Garrett Davidson County
Batch# 74964 DEEDQC
03/29/2018 03:22:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180329-0029671

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Point of Mercy 200 Gleaves Street Madison, TN 37115	034 05 0 127.00	Same as New Owner
This instrument prepared by: Waller Lansden Dortch & Davis, LLP (Calk) 511 Union St., Suite 2700, Nashville, Tennessee 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MPA Nashville MOB,** LLC, a Tennessee limited liability company ("Grantor"), by these presents hereby sells, assigns, and quitclaims to **Point of Mercy**, a Tennessee not for profit corporation ("Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, Tennessee, being more particularly described in **EXHIBIT A,** which is attached hereto and incorporated herein by reference, together with (i) all claims, actions, rights, easements, interests, privileges, tenements, hereditaments and riparian rights appurtenant thereto, (ii) all buildings, structures, fixtures and other improvements located thereon, and (iii) all of Grantor's right, title and interest in and to the land upon which adjoining roads, streets, alleys, highways and rights-of-way are located (all of the foregoing being hereinafter collectively referred to as the "Property").

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

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[end of page - signature on next page]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 27th day of March, 2018.

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 27 day of March, 2018.

_____
NOTARY PUBLIC

My Commission Expires:

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

4826-2515-5935.2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

James Barry Hardwick
Affiant

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

Jennifer L. Tate
NOTARY PUBLIC

My Commission Expires: 3-19-2019

JENNIFER L. TATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: MARCH 19, 2019

4826-2515-5935.2

EXHIBIT A

Legal Description

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 Book 5800, Page 57, Register's Office for Davidson County, Tennessee, and also described as follows per survey of R. Scot Cherry, Registered Land Surveyor, Tennessee License No. 1512, Cherry Land Surveying, Inc., dated October 6, 2014, last revised October 27, 2014, and bearing Job #14152:

Beginning at an iron pin in the southeasterly margin of Gleaves Street at the most northerly corner of the James R. Smith property, as of record in Deed Book 5504, Page 48, at said Register's Office and the most westerly corner of the herein described tract:

Thence with the margin of Gleaves Street along a curve to the right with an arc length of 178.92 feet the radius of which is 456.72 feet, the central angle of which is 22 deg 26 min 42 sec, the chord of which is North 47 deg 22 min 09 sec East, 177.77 feet to an existing iron rod;

Thence continuing with said street North 58 deg 35 min 30 sec East, 313.50 feet to an existing iron rod at a corner common with Rivergate Crossroads, LLC., as of record in Deed Book 10101, Page 93, at said Register's Office;

Thence leaving said Gleaves Street with the westerly property line of Rivergate Crossroads, LLC., South 56 deg 18 min 28 sec East, 125.40 feet to an existing iron rod;

Thence South 18 deg 24 min 55 sec West, 104.05 feet to an existing iron rod;

Thence South 10 deg 23 min 36 sec West 99.90 feet to an existing iron rod;

Thence South 04 deg 32 min 38 sec East, 50.06 feet .to an existing iron rod;

Thence South 20 deg 19 min 40 sec East, 52.30 feet to an existing iron rod;

Thence South 32 deg 18 min 49 sec West, 178.59 feet to an existing iron rod on the easterly property line of Raymond J. Wauford, SR., as of record in Deed Instrument No. 201104120028101,.at said Register's Office;

Thence with the easterly property line of said Raymond J. Wauford and George Townsend, as of record in Deed Instrument No. 201304100035554, and said James R. Smith, North 58 deg 25 min 15 sec West, 444.26 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:

