Karen Y Johnson Davidson County
Batch# 149314 DEEDWARRSP
10/05/2018 08:12:30 AM 5 pgs
Fees: $28.00 Taxes: $4,070.00
20181005-0098869

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Vanderbilt University Medical Center 3319 West End Avenue, Suite 200 Nashville, Tennessee 37203 Attn: Elizabeth Dishman, J.D.	Map/Parcel No. 10306015700	Same Address As New Owner

This instrument prepared by: David A. Rutter, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, SAINT THOMAS WEST HOSPITAL, a Tennessee nonprofit corporation (formerly known as SAINT THOMAS HOSPITAL) (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to VANDERBILIT UNIVERSITY MEDICAL CENTER, a Tennessee nonprofit corporation (the "Grantee"), Grantee's successors and assigns, the real property described on **Schedule 1**, attached hereto and incorporated herein by reference (the "Property"), together with all rights, interests, easements and hereditaments appurtenant thereto.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Schedule 2**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as 5701 Knob Road, Nashville, Davidson County, Tennessee.

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

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of any of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00

Affiant

Subscribed and sworn to before me this 3 day of October, 2018.

STEPHANIE G. COLVIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Notary Public
My Commission Expires: 1/6/20

By acceptance of this deed Grantee agrees, on behalf of itself and its successors and assigns, that, except as otherwise expressly provided in this deed or any other written agreement executed by Grantor: (i) Grantee acknowledges and agrees that Grantor has not made, is not making and specifically disclaims and negates any warranties, representations, guarantees or assurances (express or implied) regarding the Property or any rights, interests, easements or hereditaments appurtenant thereto; (ii) Grantee is purchasing the Property "As-Is, Where-Is" with all faults and all latent or patent defects; and (iii) Grantee, on behalf of itself and its successors and assigns, shall be deemed to have waived, released and discharged Grantor from all claims that Grantee or its successors or assigns has or may have against Grantor relating to the Property, whether known or unknown, existing or arising in the future, including, but not limited to, claims for contribution or indemnity under any environmental laws.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 3rd day of October, 2018.

SELLER:

SAINT THOMAS WEST HOSPITAL,
a Tennessee nonprofit corporation

By: _____
Name: Lisa Davis
Title: CFO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jeannie Storey the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lisa R Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the CFO of SAINT THOMAS WEST HOSPITAL, the within named bargainor, a Tennessee nonprofit corporation, and that he/she as such CFO of the bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by himself/herself in his/her capacity as a CFO.

Witness my hand seal at office this 2nd day of October, 2018.

_____
Notary Public

My Commission Expires: September 7, 2021



SCHEDULE 1 TO DEED

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 67 of the Resubdivision of Lots 67 & 68, Hillwood Park, of record in Plat Book 6050, page 406, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Saint Thomas West Hospital f/k/a Saint Thomas Hospital by Deeds of record in Book 11131, page 900 and Book 10514, page 454, Register's Office for Davidson County, Tennessee.

SCHEDULE 2 TO DEED

PERMITTED ENCUMBRANCES

1. Real Estate taxes for the year 2018, a lien, not yet due and payable.
2. Matters shown on Plat of record in Plat Book 6050, page 406, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY