Karen Y Johnson Davidson County
Batch# 152848 DEEDWARRSP
10/19/2018 03:21:30 PM 7 pgs
Fees: $38.00 Taxes: $40,354.47
20181019-0104062

FROM: MMAC 150 BELLEVUE, LLC, a Delaware limited liability company

TO: BELLEVUE APL MP, LLC, a Delaware limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
c/o Kanye Anderson Real Estate Advisors, LLC One Town Center Road, Suite 300 Boca Raton, Florida 33486	MB Real Estate 181 W Madison Suite 4700 Chicago, Illinois 60602 Attn: Scott Norton	Map A Parcel 7.00

THIS INSTRUMENT PREPARED BY: William S. Rogers, Jr., Esq.
Smith, Gambrell & Russel, LLP
50 N. Laura Street, Suite 2600
Jacksonville, Florida 32202

AFTER RECORDING, RETURN TO: Latham & Watkins LLP
330 North Wabash Avenue, Suite 2800
Chicago, Illinois 60611
Attention: Gary Axelrod

STATE OF Illinois
COUNTY OF Cook

The actual consideration or value, whichever is greater, for this transfer is $10,906,614.00.

Affiant

Subscribed and sworn to before me, this the 17 day of October, 2018.

MICHELLE ROBERTSON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 03, 2019

Notary Public
My Comm. Expires: 11/3/19

NCS 913094-12

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of October 19, 2018, by MMAC 150 BELLEVUE, LLC, a Delaware limited liability company, whose address is c/o Montecito Medical Real Estate, 495 East Rincon Street #208, Corona, California 92879, Attention: Edward Conk (hereinafter called the "Grantor"), in favor of BELLEVUE APL MP, LLC, a Delaware limited liability company, whose address is c/o Kanye Anderson Real Estate Advisors, LLC, One Town Center Road, Suite 300, Boca Raton, Florida 33486 (hereinafter called the "Grantee").

[Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten Million Nine Hundred Six Thousand Six Hundred Fourteen and No/100 Dollars ($10,906,614.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situated in Davidson County, Tennessee (the "Property"), as more particularly described on Exhibit A attached hereto and incorporated herein by this reference. This is improved property also known as 5700 Temple Road, Nashville, Tennessee 37221.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor alone, but against none other.

The Property is subject only to the lien for real estate taxes not then due and payable and other matters set forth on Exhibit B attached hereto and incorporated herein by this reference; however, this reference shall not serve to reimpose the same.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Print Name: Christopher Cook

Print Name: Jeremy Shinn

GRANTOR:

MMAC 150 BELLEVUE, LLC,

a Delaware limited liability company

By: Montecito 150 Venture, LLC, a Delaware limited liability company, its Sole Member

By: MMAC 150 Holdings, LLC, a Delaware limited liability company, its Manager

By: _____

Name: Edward W Cook

Title: Authorized Signatory

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Edward W. Cook the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 15 day of October, 2018.

Nicole Romano
Notary Public

My commission expires: July 2022

NICOLE ROMANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING OUTPARCEL NO. 7, ON THE PLAN OF FINAL PLAT HARPETH VILLAGE P.U.D., AS SHOWN ON PLAT OF RECORD AS INSTRUMENT NO. 20060505-0052434, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MMAC 150 BELLEVUE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM HARPETH MEDICAL CENTER LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20180601-0052439, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Instrument No. 20060505-0052434, in the Register's Office of Davidson County, Tennessee.

3. All matters shown on plat of record in Instrument No. 20051227-0153838, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Covenants, Conditions and Restrictions, by Kimco Barclay Harpeth, L.P. and Biltmore Development, LLC, of record in Instrument No. 20070507-0054445; as amended in Instrument No. 20170105-0001265, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Storm Detention Agreement, by and between The Barclay Group and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20051219-0151714, in the Register's Office of Davidson County, Tennessee.

6. Agreement for Dedication of Public Utilities Easements and Abandonment of Existing Easement from Wayne Greer and Maxie Greer to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Instrument No. 20000510-0047300, in the Register's Office of Davidson County, Tennessee.

7. Electrical Permit from Maxie Greer and Wayne Greer to Metropolitan Government of Nashville and Davidson County, of record in Book 7511, Page 561, as re-recorded in Book 7512, Page 319, and re-re-recorded in Book 7611, Page 418, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Sign Easement Agreement, by and between Kimco Barclay Harpeth, L.P. and Barry Harrison, of record in Instrument No. 20080418-0039513, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Harpeth Medical Center, LLC, of record in Instrument No. 20170124-0007478, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease, Right of First Opportunity and Restrictions by and between Harpeth Medical Center, LLC and Saint Thomas Health, of record in Instrument No. 20170324-0028960, in the Register's Office of Davidson County, Tennessee.

11. Lease Agreement, dated as of August 24, 2016, by and between Harpeth Medical Center, LLC, a Tennessee limited liability company, as landlord, and Saint Thomas Health, a Tennessee not-for-profit corporation, as tenant, as amended by that certain First Amendment to Lease Agreement, dated February 9, 2017, as amended by that certain

Second Amendment to Lease Agreement, dated May 4, 2018, as assigned.

12. The following matters shown on that certain ALTA/NSPS Land Title Survey prepared by American Surveying & Mapping, Inc., dated September 21, 2018, as designated Job No. 1806556-18285:

    a) Fence encroaches onto subject property.

True Copy Certification

I, Cathy Hesseltine, 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 Illinois

County of Cook

Personally appeared before me, Heather Vree, a notary public for this county and state, Cathy Hesseltine 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: 12-8-18

Notary' Seal (if on paper)

OFFICIAL SEAL
HEATHER VREE
Notary Public - State of Illinois
My Commission Expires 12/08/2018