Karen Y Johnson Davidson County
Batch# 156563 DEEDWARRSP
11/05/2018 09:10:30 AM 6 pgs
Fees: $33.00 Taxes: $31,080.00
20181105-0109186

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO: Craig Davis, Esq. Virtus Real Estate Capital 835 6th Street, Suite 1500 Austin, TX 78703	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for ~~this transfer is:~~ **$8,400,000.00** Affiant Subscribed and sworn to before me this 31st day of October, 2018. Notary Public My commission expires: 5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
c/o Virtus Real Estate Capital 835 6th Street, Suite 1500 Austin, TX 78703	Same	147-00-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PREMIER MEDICAL CENTER, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **VM PREMIER MOB, LLC**, a Delaware limited liability company ("**Grantee**"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

The property described in Exhibit A is improved property known as 394 Harding Place, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from

all encumbrances made or suffered by Grantor, except those permitted exceptions as listed on Exhibit B and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, 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.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 29th day of October, 2018.

GRANTOR:

PREMIER MEDICAL CENTER, LLC, a Tennessee limited liability company

By: _____
Name: C. Jason Ritzen
Title: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jennifer Pugh-Nolan, of the state and county aforementioned, personally appeared C. Jason Ritzen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Representative of Premier Medical Center, LLC, the within named bargainor, a Tennessee limited liability company, and that such person, as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and seal, this 29th day of October, 2018.

_____
Notary Public

My Commission Expires: 5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

Exhibit A

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 AND LOT NO. 6, AS SHOWN ON THE FINAL PLAT RESUBDIVISION OF LOT 6 HARDING MALL VILLAGE, OF RECORD IN BOOK 7900, PAGE 634, REGISTER OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO PREMIER MEDICAL CENTER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM WELLS FARGO BANK NORTHWEST, N.A. (F/K/A FIRST SECURITY BANK OF UTAH, N.A.) AS OWNER TRUSTEE OF THE BAPTIST HOSPITAL 1995 TRUST, OF RECORD IN INSTRUMENT NO. 20020506-0055455, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

2. All matters shown on plats of record in Book 7900, Page 606 and Book 7900, Page 634, in the Register's Office of Davidson County, Tennessee.

3. Easements, reservations, and conditions contained in Deed of record in Book 9163, Page 372, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Cross-Access Easements, Slope Easement, and Release Agreement, by and between Harding Place Partnership and Dorris D. Barnes and Nell A. Barnes, of record in Book 9148, Page 965, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Cross-Access Easement Agreement, by and between Gainsborough Corporation and Harding Place Partnership, of record in Book 9087, Page 101, as re-recorded in Book 9100, Page 929; and amended in Book 9776, Page 984, in the Register's Office of Davidson County, Tennessee.

6. Rights of parties in possession not shown by the Public Records.

7. All matters disclosed by that certain ALTA / NSPS Land Title Survey, dated October 10, 2018, prepared by Kevin David Crowe (RLS 1979), Crowe - Wheeler & Associates, File No.

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:

