Karen Y Johnson Davidson County
Batch# 162480 DEEDWARRSP
11/19/2018 03:44:53 PM 5 pgs
Fees: $28.00 Taxes: $14,789.14
20181119-0113932

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Cumberland Behavioral Health, LLC 6100 Tower Circle, Suite 1000 Franklin, Tennessee 37067 Attn: Keith Thompson	Same	070-12-0-010.00

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 which are hereby acknowledged, SEV METROCENTER IV, LLC, a Tennessee limited liability company (the "Grantor") has bargained and sold, and hereby transfers and conveys, to CUMBERLAND BEHAVIORAL HEALTH, LLC, a Delaware limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property located at 300 Great Circle Road, Nashville, Tennessee 37228.

Said property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 19th day of November 2018.

SEV METROCENTER IV, LLC

By: Southeast Venture, LLC, its Manager

By: _____
Name: Cameron W. Sorenson
Title: Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Cameron W. Sorenson , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of Southeast Venture, LLC, a Tennessee limited liability company and the Manager of SEV Metrocenter IV, LLC, a Tennessee limited liability company, and is authorized by Southeast Venture, LLC to execute this instrument on behalf of Southeast Venture, LLC as the Manager of SEV Metrocenter IV, LLC.

WITNESS my hand, at office, this 15th day of November, 2018.

_____
Notary Public

My Commission Expires:

May 5, 2020

MAUREEN T. McGEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,997,065.60.

CUMBERLAND BEHAVIORAL HEALTH, LLC

By: _____

Name: Christopher Howard

Title: VP & Secretary

Sworn to and subscribed before me this 19 day of November, 2018.

_____
Notary Public

My Commission Expires:

4.28.19

LAUREN FOLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-28-2019

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Second Councilmanic District, Davidson County, Tennessee, located on the west side of Great Circle Road being Lot 15B as shown on Metrocenter, Tracts 15A, 15B of record in Plat Book 7900, page 116, Register's Office for Davidson County, Tennessee.

BEING A PORTION of the same property conveyed to SEV Metrocenter IV, LLC, a Tennessee limited liability company, by deed from American Realty Trust, a Georgia corporation, of record in Instrument No. 20071221-0146729, dated December 19, 2007, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. General or special taxes and assessments for 2019 and subsequent years, a lien not yet due and payable (Map-Par. 070-12-0-010.00).

2. Matters shown on the Plan of record in Plat Book 4675, page 48 and Plat Book 7900, page 116, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5242, page 389 and amended in Book 7012, page 61, Register's Office for Davidson County, Tennessee.

4. Easements and Assessments set out in Declaration of Covenants, Conditions in Book 5242, page 389, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7487, page 952 and amended in Book 10602, page 499, Register's Office for Davidson County, Tennessee.

6. Easements and Assessments set out in Declaration of Covenants, Conditions in Book 7487, page 952, Register's Office for Davidson County, Tennessee.

7. Restrictive Covenants in favor of Taco Bell Corp. contained in instrument of record in Book 9420, page 176, Register's Office for Davidson County, Tennessee.

8. Declaration of Special Covenants and Restrictions contained in instrument of record in Instrument No. 20081021-0105674, Register's Office for Davidson County, Tennessee.

9. Easements and Assessments set out in Declaration of Covenants, Conditions in Instrument No. 20081021-0105674, Register's Office for Davidson County, Tennessee.

10. Nashville Electric Service Pad Easement of record in Book 4945, page 593, Register's Office for Davidson County, Tennessee.

11. Easement Agreement of record in Instrument No. 20050721-0085321, Register's Office for Davidson County, Tennessee.

12. Restrictive Covenants in favor of Taco Bell Corp. contained in instrument of record in Book 4784, page 659, Register's Office for Davidson County, Tennessee.