THIS INSTRUMENT WAS PREPARED BY:

Joseph W. Gaynor, Esq.
Johnson, Pope, Bokor, Ruppel & Burns, LLP
911 Chestnut Street
Clearwater, Florida 33756

Karen Johnson Davidson County
Batch# 242538 DEEDWARRSP
06/12/2019 02:08:30 PM 7 pgs
Fees: $38.00 Taxes: $48,192.71
20190612-0056529

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
ANTIOCH 3754 MEDICAL PROPERTIES, LLC 181 W. Madison, Suite 4700 Chicago, IL 60602	ANTIOCH 3754 MEDICAL PROPERTIES, LLC 181 W. Madison, Suite 4700 Chicago, IL 60602	164-253.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ANTIOCH-MOSAIC INVESTORS, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **ANTIOCH 3754 MEDICAL PROPERTIES, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "**Property**").

The Property is improved property located at 3754 Murfreesboro Pike, Antioch, Davidson County, TN 37013.

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit "B"** attached hereto and incorporated herein by this reference.

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

Grantor further covenants that, subject to the matters listed on **Exhibit "B"** attached hereto, Grantor is lawfully seized and possessed of the said real estate and has good right to convey it. Grantor further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on **Exhibit "B"**), but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor executed this instrument on this 29 date of May June, 2019.

GRANTOR:

ANTIOCH-MOSAIC INVESTORS, LLC, a Tennessee limited liability company

By: BGV MCG Antioch, LLC, a Florida limited liability company, its Manager

By: BGV Medical Office, LLC, a Florida limited liability company, its Manager

By: BGV Limited LLLP, a Florida limited liability limited partnership, its Manager

By: _____
Name: David S. Coia
Title: General Partner

STATE OF Florida)
COUNTY OF Pinellas)

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared David S. Coia, with whom I am personally acquainted, and who upon oath acknowledged himself to be the General Partner of BGV Limited LLLP, a Florida limited liability limited partnership, the Manager of BGV Medical Office, LLC, a Florida limited liability company, the Manager of BGV MCG Antioch, LLC, a Florida limited liability company, the Manager of Antioch-Mosaic Investors, LLC, a Tennessee limited liability company, the within named Grantor, he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by him as General Partner.

WITNESS my hand and official seal at office this 29 day of MAY, 2019.

M. SASSONE RICHEY
Notary Public – State of Florida
Commission # GG 166929
My Comm. Expires Apr 2, 2022
Bonded through National Notary Assn.

_____
NOTARY PUBLIC

My Commission Expires:
4.2.2022

[Signature Page to Special Warranty Deed (Antioch)]

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND IN THE 33RD COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, LYING ALONG THE NORTHEASTERLY MARGIN OF MURFREESBORO PIKE (U.S. HIGHWAY 41 & 70-S) AND THE NORTHERLY MARGIN OF HOBSON PIKE. SAID TRACT OF LAND BEING FURTHER SHOWN AS PARCEL 253.00 ON DAVIDSON COUNTY TAX MAP NO. 163 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE HIGHWAY MONUMENT (FOUND) ON THE NORTHERLY RIGHT-OF-WAY LINE OF HOBSON PIKE (RIGHT-OF-WAY WIDTH VARIES) AT THE EASTERLY END OF THE NORTHEASTERLY INTERSECTION OF SAID HOBSON PIKE AND MURFREESBORO PIKE (U.S. HWY. 41 & 70-S), RIGHT-OF-WAY WIDTH VARIES; THENCE,

1. WITH THE NORTHEASTERLY INTERSECTION OF SAID HOBSON PIKE AND MURFREESBORO PIKE NORTH 80 DEGREES 06 MINUTES 44 SECONDS WEST, 157.79 FEET TO A CONCRETE HIGHWAY MONUMENT (FOUND) IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MURFREESBORO PIKE (U.S. HWY. 41 & 70-S); THENCE,

2. WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MURFREESBORO PIKE, NORTH 42 DEGREES 44 MINUTES 10 SECONDS WEST, 279.00 FEET TO AN IRON ROD (NEW); THENCE,

3. IN A NORTHWESTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3870.00-FEET, A CENTRAL ANGLE OF 01 DEGREES 59 MINUTES 58 SECONDS, FOR AN ARC LENGTH OF 135.06 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 44 MINUTES 10 SECONDS WEST, 135.05 FEET; THENCE,

4. NORTH 40 DEGREES 49 MINUTES 40 SECONDS WEST, 69.70 FEET TO AN IRON ROD (NEW) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO TEAMSTERS FREIGHT EMPLOYEES LOCAL UNION NO. 480 AS OF RECORD IN DEED BOOK 4361, PAGE 427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

5. LEAVING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, AND WITH THE EASTERLY PROPERTY LINE OF SAID TEAMSTERS FREIGHT EMPLOYEES LOCAL UNION NO. 480 PROPERTY, NORTH 48 DEGREES 18 MINUTES 21 SECONDS EAST, 341.35 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO THE UNITED STATES OF AMERICA AS OF RECORD IN

DEED BOOK 11230, PAGE 763, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

6. LEAVING TEAMSTERS FREIGHT EMPLOYEES LOCAL UNION NO. 480 PROPERTY AND WITH THE SOUTHERLY PROPERTY LINE OF SAID UNITED STATES OF AMERICA PROPERTY, SOUTH 42 DEGREES 34 MINUTES 36 SECONDS EAST 308.37 FEET TO AN IRON PIPE; THENCE,

7. CONTINUING WITH SOUTHERLY RIGHT-OF-WAY LINE OF SAID UNITED STATES OF AMERICA, NORTH 47 DEGREES 19 MINUTES 44 SECONDS EAST, 99.79 FEET TO AN IRON PIN (OLD)

8. CONTINUING WITH SOUTHERLY RIGHT-OF-WAY LINE OF SAID UNITED STATES OF AMERICA, SOUTH 42 DEGREES 36 MINUTES 46 SECONDS EAST, 342.34 FEET TO AN IRON PIPE (OLD) IN THE NORTHERLY RIGHT OF WAY OF SAID HOBSON PIKE; THENCE,

9. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HOBSON PIKE, SOUTH 55 DEGREES 12 MINUTES 24 SECONDS WEST, 347.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 237,945 SQUARE FEET OR 5.462 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2016.

BEING THE SAME PROPERTY CONVEYED TO ANTIOCH-MOSAIC INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20170413-0036397, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Clearance Permit of record in Book 1113, page 528, in the Register's Office for Davidson County, Tennessee.

3. Easements as granted in Judgment of record in Instrument No. 200210170127752, in the Register's Office for Davidson County, Tennessee.

4. Grant of Transmission Line Easement of record in Instrument No. 200706140071446, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201706070056956, in the Register's Office for Davidson County, Tennessee.

6. Rights of Saint Thomas Health, a Tennessee not-for-profit corporation, pursuant to that certain unrecorded lease agreement, as evidenced by that certain Memorandum of Lease, Right of First Refusal and Restrictions by and between Antioch-Mosaic Investors, LLC, a Tennessee limited liability company, and Saint Thomas Health, a Tennessee not-for-profit corporation, recorded as Instrument No. 201805250050321, in the Register's Office for Davidson County, Tennessee. Note: Right of First Refusal has been waived for this transaction only.

7. The following matters shown on that certain ALTA/NSPS Land Title Survey prepared by American Surveying and Mapping, Inc., dated May 17, 2019 last revised May 23, 2019, as designated Job No. 1806370-16488: (a) Storm Drainage Facilities and Water Lines located on the subject property; and (b) Curbing and Pavement encroach onto adjoining property.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $13,025,056.65

Affiant

Subscribed and sworn before me, this 12 day of June, 2019.

Notary

Despina Manoloudas
Notary Public, State of New York
No. 02MA6298918
Qualified in Queens County
Commission Expires Mar. 17, 2022

True Copy Certification

I, Carmen Reyes, 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.

Carmen Reyes

Signature

State of New York

County of New York

Personally appeared before me, Despina Manoloudas, a notary public for this county and state, Carmen Reyes 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: _____

Notary' Seal (if on paper)

Despina Manoloudas
Notary Public, State of New York
No. 02MA6298918
Qualified in Queens County
Commission Expires Mar. 17, 2022