THIS INSTRUMENT PREPARED BY:

Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 295844 DEEDWARRSP
10/03/2019 03:38:30 PM 6 pgs
Fees: $33.00 Taxes: $10,452.50
20191003-0101391

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL:
HCA Health Services of Tennessee, Inc. 1100 Martin L. King, Jr. Boulevard, 15th Floor Nashville, TN 37203	Same	Map 92-15, Parcel 91

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 considerations, the receipt of which is hereby acknowledged, **23rd AVENUE INVESTMENTS, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **HCA HEALTH SERVICES OF TENNESSEE, INC.**, a Tennessee corporation (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property located at 204 23rd Avenue North in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2019.

23rd AVENUE INVESTMENTS, LLC,
a Tennessee limited liability company

By: _____
Name: Nicholas Sieveking
Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Nicholas Sieveking, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of 23rd Avenue Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Sole Member.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 3rd day of October, 2019.

_____
Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,825,000.00.

Affiant

Subscribed and sworn to before me this 30 day of September, 2019.

Notary Public

My Commission Expires: January 3, 2022

HELEN W. COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Land lying in the 21st Councilmanic District of Davidson County, Tennessee, being parts of Lots Nos. 6, 7, 13 & 14 in the Resubdivision of part of the Elliston Property, a plan of which is recorded in Plan Book 1, page 105, Chancery Court at Nashville, Tennessee, and being bound on the southwest by the northwesterly right-of-way line of 23rd Ave. No., (60' R.O.W.) on the northwest by the property of the Loventhal Brothers, Inc., of record at Instrument No. 20021228016113 on the northeast by Alley No. 369, (10' R.O.W.), and on the southeast by the property of Friendship House, of record in D.B. 7997, page 173 and being more particularly described as follows:

BEGINNING at an iron pin (new) being the westernmost corner of this lot and the southernmost corner of said Loventhal Brothers property; in the northeasterly right-of-way line of 23rd Ave. No.;

THENCE, with Loventhal, N 58 deg. 09' 51" E, 170.00' to an iron pin (new) in the southeasterly right-of-way of Alley No. 369;

THENCE, with said right-of-way, S 31 deg. 54' 22" E, 89.42 to an iron pin (new);

THENCE, leaving said right-of-way and with the Friendship House property, S 58 deg. 07' 50" W, 69.80' to an iron pin (new);

THENCE, continuing with said Friendship House property, S 58 deg. 08' 00" W, 100.12' to an iron pin (new), in the Northeasterly right-of-way line of 23rd Ave. No.;

THENCE, with right-of-way, N 31 deg. 57' 26" W, 89.52 to the point of beginning and containing 15,207 square feet or 0.349 acres, more or less.

Being the same property conveyed to 23rd Avenue Investments, LLC, a Tennessee limited liability company by deed from Douglas J. Wheaton, Jr. of record in Warranty Deed of record in Instrument No. 200604100041197 Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Real property taxes for 2019 and subsequent years.

2. All matters as shown on the plat of record in Plat Book 1, page 105, Chancery Court for Davidson County, Tennessee.

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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: 6/21/2021

Notary Seal:

