This instrument was prepared by:
Brendi E. Kaplan
Nelson Mullins Riley & Scarborough LLP
150 4th Avenue North, Suite 1100
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 324995 DEEDWARRSP
12/05/2019 08:16:30 AM 5 pgs
Fees: $28.00 Taxes: $13,135.00
20191205-0125348

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Murphy Avenue General Partnership % Tennessee Oncology, PLLC Attn: Jeffrey Patton 2004 Hayes Street, Suite 800 Nashville, Tennessee 37203	[SAME]	092-11-0-330.00

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, **RA PROPCO, LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained and sold, and by these presents does transfer and convey unto **MURPHY AVENUE GENERAL PARTNERSHIP**, a Tennessee general partnership ("***Grantee***"), and Grantee's successors and assigns, that certain parcel of land (the "***Property***") in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto.

This is improved real property identified as Map/Parcel No. 092-11-0-330.00, located at 331 Arena Avenue and 2018 Murphy Avenue in Nashville, Davidson County, Tennessee.

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 successors and assigns, forever.

Conveyance is made subject to the permitted exceptions listed on the attached **Exhibit B** (the "***Permitted Encumbrances***").

Grantor covenants with the Grantee, its successors and assigns that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under 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]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 3rd day of December 2019, but with an effective date as of December 4, 2019.

RA PropCo, LLC, a Tennessee limited liability company

By: _____
Gregory L. Lassiter, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, of the state and county aforementioned, personally appeared Gregory L. Lassiter, 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 president of **RA PROPCO, LLC**, the within named bargainor, a Tennessee limited liability company, and that as such president, he has executed the foregoing instrument for the purpose therein contained, by signing the his name as such president on behalf of such bargainor, as Grantor.

Witness my hand and seal, this 3rd day of December 2019.

VICTORIA A. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: July 9, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $3,550,000.00.

_____
Affiant

CATHY LEE RHAME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this the 3rd day of December 2019.

_____
Notary Public

My Commission Expires: 3/7/2023

EXHIBIT A

Description of the Property

Being a tract of land lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, and is part of Block 9 on the plan of Murphy Land Company's Division "B" as of record in Plat Book 161, Page 126, Register's Office for Davidson County, Tennessee, and is shown as Lots 106, 107 and 108 on an unrecorded plan subdividing said Block 9, and being more particularly described as follows:

Beginning at a point on the easterly boundary of Alley #901, said point being northeasterly 186.00 feet from an existing iron rod located in the easterly right-of-way of Twenty-First Avenue North and northerly right-of-way of Murphy Avenue; thence with the easterly right of way of said Alley #901 North 26 deg. 55 min. 14 sec. West a distance of 156.00 feet to an existing iron rod; thence with the southerly line of the Thelma M. Treherne property as of record in Deed Book 5933, page 602, R.O.D.C., North 63 deg. 04 min. 46 sec. East, a distance of 164.00 feet to an existing iron rod located in the westerly right-of-way of Arena Avenue; thence with the westerly right-of-way of Arena Avenue South 26 deg. 55 min. 14 sec: East, a distance of 156.0 feet to an existing iron rod located in the northerly right-of-way of Murphy Avenue; thence with the northerly right-of-way of Murphy Avenue South 63 deg. 04 min. 46 sec. West, a distance of 164.00 feet to the point of beginning and containing 0.587 acres, more or less.

Being the same property conveyed to Grantor by Quitclaim Deed of record as Instrument No. 20170213-0014712 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Plat Book 161, Page 126, in the Register's Office of 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:

