Karen Johnson Davidson County
Batch# 456857 DEEDWARRSP
08/14/2020 09:54:30 AM 6 pgs
Fees: $33.00 Taxes: $15,583.79
20200814-0091209

PREPARED BY AND WHEN RECORDED RETURN TO:

William S. Rogers, Jr., Esq.
Smith, Gambrell & Russell, LLP
319 Boulevard NE
Gainesville, GA 30501

STATE OF Tennessee
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $4,211,835.00.

Affiant

Subscribed and sworn to before me, this 10 day of August, 2020.

Notary Public

NICOLE ROMANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/9/2022

****

ADDRESS OF NEW OWNER: NO.	SEND TAX BILL TO:	MAP-PARCEL
		09211020100
MMPF II MPA Portfolio SPE, LLC 09211020100 c/o Montecito Medical Real Estate 495 E. Rincon Street, #208 Corona, CA 92879	SAME	

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of August 10 2020, by **MPA IMAGING ASSOCIATES, LLC**, a Tennessee limited liability company, whose address is c/o Medical Properties of America, Inc., 913 Elmington Court, Brentwood, TN 37027 ("Grantor"), in favor of **MMPF II MPA PORTFOLIO SPE, LLC**, a Delaware limited liability company, whose address is c/o Montecito Medical Real Estate, 495 E. Rincon Street, #208, Corona, CA 92879 ("Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situated in Davidson County, Tennessee (the "Property"), as more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor alone, but against none other.

The Property is subject to the taxes and other matters set forth on Exhibit B attached hereto and incorporated herein by this reference; however, this reference shall not serve to reimpose the same.

[Signature follows]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

GRANTOR:

MPA IMAGING ASSOCIATES, LLC, a Tennessee limited liability company

By: MPA Real Estate Holdings, LLC, a Delaware limited liability company
Its: Sole Member

By: Medical Properties of America, Inc., a Tennessee corporation
Its: Manager

By: _____
Andrew P. Grisham, its President

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 10th day of August, 2020, by **Andrew P. Grisham**, the President of Medical Properties of America, Inc., a Tennessee corporation, as manager of MPA Real Estate Holdings, LLC, a Delaware limited liability company, as sole member of MPA IMAGING ASSOCIATES, LLC, a Tennessee limited liability company, on behalf of the company. He [X] is personally known to me, or [ ] has produced a _____ driver's license as identification.

Notary Public, State of Tennessee
Print Name: Jennifer L. Tate
My Commission Expires: _____
Commission No.: _____

JENNIFER L. TATE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires MAR. 19, 2023

[NOTARIAL SEAL]

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING BOUNDED ON THE EAST BY TWENTY-SECOND AVENUE NORTH, ON THE SOUTH BY WANDA B. HIGH, ON THE WEST BY ALLEY NO. 903 AND ON THE NORTH BY LESLIE AVENUE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY R. SCOTT CHERRY (TENN. NO. 1512), CHERRY LAND SURVEYING, 700 CRAIGHEAD STREET, SUITE 204, NASHVILLE, TENNESSEE 37204 AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LESLIE AVENUE AND THE WEST RIGHT-OF-WAY LINE OF TWENTY-SECOND AVENUE NORTH; THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF TWENTY-SECOND AVENUE NORTH, SOUTH 31 DEG 13 MIN 42 SEC EAST, 164.00 FEET TO AN IRON PIN IN THE WEST RIGHT-OF-WAY LINE OF TWENTY-SECOND AVENUE NORTH AND BEING A CORNER COMMON WITH WANDA B. HIGH; THENCE, WITH WANDA B. HIGH, SOUTH 58 DEG 52 MIN 51 SEC WEST 174.75 FEET TO AN IRON PIN IN THE EAST RIGHT-OF-WAY LINE OF ALLEY NO. 903 AND BEING A CORNER COMMON WITH WANDA B. HIGH; THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF ALLEY NO. 903, NORTH 31 DEG 13 MIN 42 SEC WEST, 154.00 FEET TO AN IRON PIN IN THE SOUTH RIGHT-OF-WAY LINE OF LESLIE AVENUE; THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF LESLIE AVENUE, NORTH 58 DEG 53 MIN 51 SEC EAST; 174.75 FEET TO THE POINT OF BEGINNING; CONTAINING 26,911 SQUARE FEET OR 0.618 ACRES, MORE OR LESS.

BEING A PART OF LOT NOS. 144, 145, 146, BLOCK 11, PLAN OF THE MURPHY LAND COMPANY, DIVISION "B", AS OF RECORD IN PLAT BOOK 161, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MPA IMAGING ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEEDS FROM DIAGNOSTIC HEALTH CENTERS OF TENNESSEE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 201601040000174 AND FROM OIA REALTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 201601040000175, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B TO SPECIAL WARRANTY DEED

EXCEPTIONS TO TITLE

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

2. All matters shown on the Plan of record in Plat Book 161, page 126, in the Register's Office of Davidson County, Tennessee.

3. The terms and provisions of unrecorded lease, as evidenced by Short Form Lease by and between MPA Imaging Associates, LLC, a Tennessee limited liability company, and Outpatient Imaging Affiliates, LLC, a Tennessee limited liability company, of record in Instrument No. 201601040000178, in the Register's Office of Davidson County, Tennessee; as affected by Memorandum of Assignment of Lease and Additional Property in favor of MMPF II MPA Portfolio SPE, LLC, dated of even date herewith and recorded or to be recorded in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Melodie Messina, 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 Florida

County of Orange

Metta Grier

Personally appeared before me, ~~[Name of Notary]~~, a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melodie Messina

Notary's Signature

My Commission Expires: 06/28/22

Notary' Seal (if on paper)

METTA GRIER
MY COMMISSION # GG 232060
EXPIRES: June 28, 2022
Bonded Thru Notary Public Underwriters