THIS INSTRUMENT PREPARED BY:

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511 Union Street, Suite 2700
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 488472 DEEDWARRSP
10/02/2020 11:40:30 AM 7 pgs
Fees: $38.00 Taxes: $11,100.00
20201002-0114201

ADDRESS OF NEW OWNER:

HCA Health Services of Tennessee, Inc.
c/o HCA Health Services, Inc.
One Park Plaza
Nashville, TN 37203

SEND TAX BILL TO:

HCA Health Services of Tennessee Inc.
c/o HCA Health Services, Inc.
Attn: Tax Department
One Park Plaza
Nashville, TN 37203

MAP-PARCEL:

174 00 0 252.00

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, **CENTURY FARMS, LLC**, a Delaware 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:

> Being Lot 2C on the Plat of Resubdivision of Lot 2 Century Farms, of record in Instrument No. 20200124-0008849, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more detailed description
>
> Being part of the same property conveyed to Century Farms, LLC, a Delaware limited liability company, by deed from H.C. Turner Family General Partnership, a Tennessee general partnership that is successor by merger to H.C. Family Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20150728-0074168, in the Register's Office for Davidson County, Tennessee.

This is unimproved property located at 2127 Century Farms Parkway, Antioch, Davidson County, Tennessee 37013.

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 A 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 A.

Whenever used, the singular 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, Grantor has executed this instrument on this 30th day of September, 2020.

CENTURY FARMS, LLC,
a Delaware limited liability company

By: Development Partners, LLC, a Tennessee limited liability company, its Manager

By: _____
Name: Mark McDonald
Title: Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Mark McDonald, 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 Director of Development Partners, LLC, a Tennessee limited liability company, acting in its capacity as Manager of Century Farms, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Director, 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 Director.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 29th day of September, 2020.

DEBORA SLOAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My commission expires April 4 2022

Debora Sloan
Notary Public

My Commission Expires: 4-4-2022

4815-4542-6378.1

202010020114201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Affiant

Subscribed and sworn to before me this 29th day of September, 2020.

Notary Public

My Commission Expires: 5-2-2022

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

4815-4542-6378.1

EXHIBIT A

Permitted Exceptions

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

2. All matters shown on plat of record in Instrument No. 202001240008849.

3. Grant of Transmission Line Easement from Mattie May Turner to United States of America, of record in Book 2393, Page 304, in the Register's Office of Davidson County, Tennessee.

4. Grant of Transmission Line Easement from Mattie May Turner; H.C. Turner and wife, Willie Ethel Turner to United States of America, of record in Book 2393, Page 308, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Drainage and Retention Easement Agreement by and between Century Farms, LLC, a Delaware limited liability company, and CHS Realty Holdings III, LLC, a Delaware limited liability company, of record in Instrument No. 201511250120008, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by Century Farms, LLC, of record in Instrument No. 201910310112204, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Memorandum of Development Agreement by and between Century Farms, LLC, a Delaware limited liability company, and CHS Realty Holdings III, LLC, a Delaware limited liability company, of record in Instrument No. 201511250120007, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms by Century Farms, LLC, a Delaware limited liability company, of record in Instrument No. 201511250120004; as affected by Supplement to Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms in Instrument No. 202001090003283, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Declaration of Covenants, Conditions, Restrictions and Easements for Community Health Systems Office Parcel by Century Farms LLC, a Delaware limited liability company, and CHS Realty Holdings III, LLC, a Delaware limited liability company, of record in Instrument No. 201511250120006, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Restrictive Declaration by Century Farms, LLC, a Delaware limited liability company, of record in Instrument No. 201810080099438, in the Register's Office of Davidson County, Tennessee.

11. Lack of direct access to a controlled access highway, I-24.

True Copy Certification

I, Matt Foster, 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.

Matt Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Ann Foster, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/02/2023

Notary Seal:

