Karen Johnson Davidson County
Batch# 528341 DEEDWARRSP
12/09/2020 02:52:30 PM 7 pgs
Fees: $38.00 Taxes: $51,800.00
20201209-0143929

THIS INSTRUMENT PREPARED BY:
Tonya W. Scharf, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,000,000.00.

Affiant

DOUGLAS CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this 24th day of NOV., 2020.

Douglas Campbell
Notary Public

My Commission Expires:
SEPT. 19, 2022

****

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
HRT of Tennessee, LLC 3310 West End Avenue, Suite 700 Nashville, Tennessee 37203 Attention: Legal Department	SAME	092-11-0-364.00 092-12-0-050.00 092-12-0-051.00 092-12-0-052.00 092-12-0-053.00 092-12-0-054.00

****

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt

of which is hereby acknowledged, HEP CHARLOTTE MOB, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto, HRT OF TENNESSEE, LLC, a Tennessee limited liability company (the "Grantee"), the heirs, representatives, successors and assigns of Grantee, a certain tract or parcel of land in Davidson County, Tennessee (the "Real Property"), described as follows, to-wit:

See attached Exhibit A

TO HAVE AND TO HOLD the Real Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors or assigns forever, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

GRANTOR further covenants and binds itself and its representatives, heirs and assigns to warrant specially and forever defend the title to the Real Property to GRANTEE, its successors or assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the Permitted Exceptions), 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, Grantor has caused this Special Warranty Deed to be executed on the 30th day of November, 2020.

GRANTOR:

HEP CHARLOTTE MOB, LLC,
a Tennessee limited liability company

By: _____

Name: Benjamin W. Ochs

Title: Manager

COMMONWEALTH OF VIRGINIA)
)
CITY OF CHARLOTTESVILLE)

Before me, the undersigned, a Notary Public of the state and county aforementioned, personally appeared Benjamin W. Ochs, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged such person to be the Manager authorized to execute the instrument of HEP CHARLOTTE MOB, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that such person, as such Manager, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as such Manager.

Witness my hand and seal, at Charlottesville, Virginia, this the 30th day of November, 2020.

Grace Bouldin Campbell
Notary Public

My Commission Expires: 5/31/2023

GRACE BOULDIN CAMPBELL
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7834916
MY COMM. EXPIRES 05/31/2023
NOTARY PUBLIC

4839-2703-0994.2

EXHIBIT A

TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

(TRACT I) (092-11-0-364.00; 092-12-0-050.00; 092-12-0-051.00; 092-12-0-052.00)
LAND in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Twentieth Avenue North and Charlotte Avenue and Patterson Street, being Lots 92, 93, 94, 95 and part of 96 and 97, as shown on the plan of Murphy Land Company, Division "B" of record in Plat Book 161, Pages 126 and 127, R.O.D.C., part of Lot 1 as shown on the Plan of Cartwright Subdivision of record in Plat Book 57, Page 128, R.O.D.C. and adjacent portion of closed alleys, being more particularly described according to an ALTA/ACSM Land Title Survey by William C. Cockrill, Tennessee Registered Land Surveyor No. 1401, dated February 16, 2006, and revised owner name & added access easement on February 24, 2006, as follows:

BEGINNING at an iron pin in the easterly right-of-way line of Twentieth Avenue North (50-foot right-of-way) at the southerly terminus of a curve return to the southerly right-of-way line of Charlotte Avenue (92-foot right-of-way);

THENCE, along said curve return with a curve to the right 27.70 feet to an iron pin in the southerly right-of-way line of Charlotte Avenue, said curve having a central angle of 105° 49' 04", a radius of 15.00 feet, a tangent of 19.84 feet and a chord of N 26° 40' 39" E, 23.93 feet;

THENCE, along the southerly right-of-way line of Charlotte Avenue, N 79° 35' 07" E, 240.70 feet to an iron pin in the northwesterly corner of property of 1915 Charlotte Developers of record in Deed Book 6712, Page 204, Register's Office for Davidson County, Tennessee, and corrected in Deed Book 7017, Page 860, said Register's Office;

THENCE, along the westerly line of said 1915 Charlotte Developers property, S 26° 15' 24" E, 147.40 feet to an iron pin in the northerly line of Alley No. 888 closed by Metropolitan Council Bill No. 097-925;

THENCE, crossing said alley, S 26° 17' 01" E, 11.55 feet to an iron pin in the center of said closed alley;

THENCE, along the center of said closed alley S 66° 51' 50" W, 59.04 feet to a new iron pin in the center of Alley No. 900, closed by Metropolitan Council Bill 086-1545;

THENCE, with the center of said Alley No. 900, S 26° 14' 10" E, 72.44 feet to an iron pin at the northeast corner of Michael D. Shmerling of record in Instrument No. 20030414-0049123, said Register's Office;

THENCE, along the northerly line of said Shmerling, S 63° 44' 35" W, 191.80 feet to an iron pin in the easterly right-of-way of Twentieth Avenue North, (50-foot right-of-way);

THENCE, along said right-of-way, N 26° 13' 50" W, 279.45 feet to the Point of BEGINNING.

(TRACT II) (092-12-0-053.00)
LAND in Davidson County, Tennessee, being Lot No. 91 of Block "B" on the Plan of Murphy Land Company's property, as of record in Book 161, Pages 126 & 127, Register's Office for Davidson County, Tennessee, said plan showing said property divided into blocks, but does not show the blocks subdivided into small lots.

ACCORDING to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot 91 is described as follows:

BEGINNING on the easterly margin of 20th Avenue North, formerly Boyd Avenue, at a point 343.6 feet south of the southerly margin of Cedar Street, now Charlotte Avenue, being the corner of Lots Nos. 91 & 92; thence with the line between said two lots, eastwardly 184 feet to the westerly margin of an alley; thence with said alley, southwardly 50 feet to the corner of Lots 90 & 91; thence with the line between said two lots, westwardly 184 feet to the easterly margin of 20th Avenue North; thence with said Avenue, northwardly 50 feet to the BEGINNING.

(TRACT III) (092-12-0-054.00)
LAND in Davidson County, Tennessee, being Lot No. 90 of Block No. 8 on the Plan of Murphy Land Company's Division "B" a plan of said property subdividing the same into blocks, of record in Book 161, Pages 126 &127, Register's Office for Davidson County, Tennessee, but said plan does not show the subdivision of blocks into small lots.

ACCORDING to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 90 is described as follows:

SAID Lot No. 90 fronts 50 feet on the easterly side of 20th Avenue North, formerly Boyd Avenue, and runs back between parallel lines 184 feet to an alley, the southerly line of said lot being 296 feet north of the northerly margin of Patterson Street.

Being the same property conveyed to HEP CHARLOTTE MOB, LLC, a Tennessee limited liability company, by Special Warranty Deed from 1919 INVESTMENTS, L.P., a Tennessee limited partnership, of record in Instrument No. 20150814-0081879, Register's Office for Davidson County, Tennessee.

EXHIBIT B

TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Taxes for the year 2021, a lien not yet due and payable.

2. Subject to Perpetual Easement of record in Book 8741, Page 719, Register's Office for Davidson County, Tennessee.

3. Easement for parking and related ingress and egress for the purpose of parking as granted in the Easement Agreement of record in Book 10227, Page 345, Register's Office for Davidson County, Tennessee.

4. Subject to Easements retained in Metro Ordinances 86-1545 and 97-925.

5. Parking Lot Rental Agreement between 1919 Investments, L.P., a Tennessee Limited Partnership and AAS, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140908-0082000, Register's Office for Davidson County, Tennessee.

6. Matters shown on survey prepared by Blew & Associates, P.A., through Pixis, LLC, Job No. 20-10-026, dated November 3, 2020, and last revised November 18, 2020.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
Notary's Name

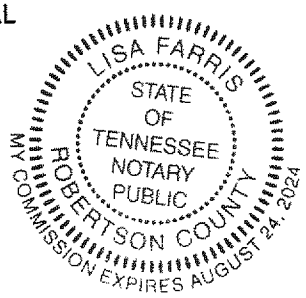
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731