THIS INSTRUMENT PREPARED BY:
Andrew P. Gulotta, Esq.
HCA Healthcare
1100 Dr. Martin L. King Jr. Blvd., Suite 500
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,000,000.00.

Affiant

Subscribed and sworn to before me this 31 day of March, 2021.

Notary Public

My Commission Expires: 6/21/2021

Karen Johnson Davidson County
Batch# 608254 DEEDWARRSP
04/06/2021 02:40:30 PM 7 pgs
Fees: $38.00 Taxes: $22,200.00
20210406-0045214

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
OP 490 METROPLEX PROPERTY, LLC 2 Music Cir. S, Suite 200 Nashville, TN 37203	SAME	134-00-0-270.00 134-00-0-283.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HCA REALTY, INC.**, a Tennessee corporation, ("***Grantor***"), has bargained and sold, and by these presents does transfer and convey unto **OP 490 METROPLEX PROPERTY, LLC**, a Tennessee limited liability company ("***Grantee***"), its successors and assigns, a certain tract or parcel of land in the City of Nashville, County of Davidson, State of Tennessee, described as follows, to-wit:

See attached EXHIBIT A

Such property being improved and commonly known as 490 & 520 Metroplex Drive, Nashville, TN 37211.

Such property is transferred subject to the following matters (collectively, the "***Permitted Exceptions***"): real estate taxes for 2021, not yet due or payable, applicable zoning, subdivision and building regulations, and those matters provided on the attached EXHIBIT B.

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, its successors and assigns, forever, and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a

good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor only, excepting however, the Permitted Exceptions. 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.

[*Remainder of Page Intentionally Left Blank; Signature Page to Follow*]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the 29 day of March, 2021.

HCA REALTY, INC.,
a Tennessee corporation

By: _____
Nicholas L. Paul, Vice President

Date: March 29, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nicholas L. Paul, 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 Vice President of HCA Realty, Inc. the within named bargainor, a Tennessee corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such Vice President.

Witness my hand and seal this the 29 day of March, 2021.

_____
Notary Public

HALEN W. COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: January 31, 2022

[*Remainder of Page Intentionally Left Blank; Exhibit A to Follow*]

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10, ON THE PLAN OF SECTION EIGHT, METROPLEX, OF RECORD IN BOOK 6200, PAGE 317, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11A, ON THE PLAN OF METROPLEX, SECTION ELEVEN, OF RECORD IN BOOK 6900, PAGE 362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HCA REALTY, INC., A TENNESSEE CORPORATION, BY DEED FROM AMSOUTH BANK, AN ALABAMA STATE BANKING CORPORATION, OF RECORD IN INSTRUMENT NO. 200512270154466, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

[Remainder of Page Intentionally Left Blank; Exhibit B to Follow]

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. All matters shown on plat(s) of record in Book 5200, Page 308 and Book 5200, Page 309, in the Register's Office of Davidson County, Tennessee. (Tracts 1 & 2)

2. All matters shown on plat(s) of record in Book 6200, Page 317, in the Register's Office of Davidson County, Tennessee. (Tract 1)

3. All matters shown on plat(s) of record in Book 6900, Page 362, in the Register's Office of Davidson County, Tennessee. (Tract 2)

4. Terms and provisions of Grant of Easement, by and between J.C. McCord and wife, Blanche Vivian McCord and City of Nashville, acting by and through the Electric Power Board of The City of Nashville, of record in Book 2544, Page 229, in the Register's Office of Davidson County, Tennessee. (Tract 1)

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Ervin M. Entrekin, Trustee and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4435, Page 50, in the Register's Office of Davidson County, Tennessee. (Tract 1)

6. Terms and provisions of Storm Water Detention Agreement, by and between EVSV Associates, (by the Yellow Jackets) and The Metropolitan Government of Nashville and Davidson County, of record in Book 5861, Page 405, in the Register's Office of Davidson County, Tennessee. (Tract 1)

7. Terms and provisions of Storm Water Detention Agreement, by and between Alex S. Palmer and The Metropolitan Government of Nashville and Davidson County, of record in Book 6875, Page 939, in the Register's Office of Davidson County, Tennessee. (Tract 1)

8. Terms and provisions of Grant of Overhead Line Easement, by and between Alex S. Palmer and Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record in Book 6976, Page 228, in the Register's Office of Davidson County, Tennessee. (Tract 1)

9. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Alex S. Palmer and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 8085, Page 444, in the Register's Office of Davidson County, Tennessee. (Tract 1)

10. Terms and provisions of Access and Parking Easement Agreement, by and between HCA Realty, Inc., a Tennessee corporation and Delpres Nashville, LLC, of record in Instrument No. 200512270154467, in the Register's Office of Davidson County, Tennessee. (Tracts 1 & 2)

11. Terms and provisions of Sanitary Sewers and/or Storm Drainage, by and between First American National Bank and The Metropolitan Government of Nashville and Davidson County, of record in Book 10422, Page 240, in the Register's Office of Davidson County, Tennessee.

12. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Barge Design Solutions on December 01, 2005, last revised February 02, 2021, designated 3258502:

    (A) Building extends into Paragon Mills Road Closure Easement as recorded in Metro Council Bill No. 085-800.

    (B) Generator south of building on subject property lacks benefit of an easement.

    (C) Overhead power line and guy anchors extend over southwest border onto subject property without benefit of an easement.

13. Terms and provisions of Cross-Easement Agreement, by First American National Bank, a national banking association, of record in Book 7729, Page 485, in the Register's Office of Davidson County, Tennessee (Tract 2)

[*Remainder of Page Intentionally Left Blank; End of Exhibit B*]

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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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.

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

