2nd

Karen Johnson Davidson County
Batch# 670852 DEEDWARRSP
07/02/2021 02:34:30 PM 6 pgs
Fees: $33.00 Taxes: $16,025.63
20210702-0090287

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Saint Thomas West Hospital 300 20th Avenue North, Suite G6 Nashville, Tennessee 37203 Attn: Real Estate	Saint Thomas West Hospital 300 20th Avenue North, Suite G6 Nashville, Tennessee 37203 Attn: Real Estate	092-11-0-330.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MURPHY AVENUE GENERAL PARTNERSHIP**, a Tennessee general partnership (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **SAINT THOMAS WEST HOSPITAL**, a Tennessee non-profit corporation (the "Grantee"), Grantee's successors and assigns, certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD said Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, Grantee's successors and assigns, forever.

This is improved property known as 331 Arena Avenue and 2018 Murphy Avenue, Nashville, Davidson County, Tennessee.

Said Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor further covenants and binds itself, to warrant specially and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except (i) for claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage of the Property.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 30 day of June, 2021.

MURPHY AVENUE GENERAL PARTNERSHIP,
a Tennessee general partnership

By: _____
Name: Jeffrey Patton
Title: Managing Partner

STATE OF TENNESSEE)

COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jeffrey Patton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of MURPHY AVENUE GENERAL PARTNERSHIP, and is authorized by the general partnership to execute this instrument on behalf of the general partnership.

WITNESS my hand, at office, this 23 day of June, 2021.

Rebecca Vittetoe
Notary Public

My Commission Expires: 6/10/24

REBECCA VITTETOE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 6-10-2024

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $4,331,250.00.

Fidelity National Title Insurance Company

By: _____
Affiant

Sworn to and subscribed before me this 1st day of July, 2021.

Dana B. Smith
Notary Public

My Commission Expires:

9-7-2021

DANA B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 07, 2021

EXHIBIT A

Legal Description

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 Murphy Avenue General Partnership, a Tennessee general partnership by deed of record as Instrument No. 20191205-0125348, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 126, Register's Office for Davidson County, Tennessee.

3. Matters that would be revealed by an accurate survey or inspection of the Property.

30546717.4

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

My commission expires: 4/21/2024

Notary's Signature

Notary's Seal (is on paper)

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202107020090287