3rd

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Murphy Avenue General Partnership 2004 Hayes Street, Suite 800 Nashville, Tennessee 37203	Map/Parcel Nos. 092-11-0-303 092-11-0-304 092-11-0-271	SAME ADDRESS AS OWNER
This instrument prepared by: Bradley Arant Boult Cummings LLP (DAR) 1600 Division Street, Suite 700, Nashville, TN 37203		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, SAINT THOMAS WEST HOSPITAL, a Tennessee non-profit corporation (the "Grantor"), has bargained and sold, and by these presents hereby transfers and conveys to MURPHY AVENUE GENERAL PARTNERSHIP, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, certain land in the City of Nashville, Davidson County, State of Tennessee, being more particularly described in Schedule 1, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference, and the other provisions of this Deed (collectively, the "Permitted Encumbrances").

This is improved property located on 316 22nd Avenue North, 317 21st Avenue North and 319 21st Avenue North, Nashville, Tennessee.

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

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 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.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, which is greater, for this transfer is $5,125,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2021.

Notary Public
My Commission Expires: 1/8/24

STEPHANIE G. COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024

Karen Johnson Davidson County
Batch# 670852 DEEDWARRSP
07/02/2021 02:34:30 PM 6 pgs
Fees: $33.00 Taxes: $18,962.50
20210702-0090288

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed to be effective as of the 30 day of June, 2021.

GRANTOR:

SAINT THOMAS WEST HOSPITAL,
a Nashville non-profit corporation

By: _____
Name: Lisa Davis
Its: CFO

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, Micah Fouse, a Notary Public in and for the State and County aforesaid, personally appeared Lisa Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the CFO of SAINT THOMAS WEST HOSPITAL, the within named bargainor, a Tennessee non-profit corporation, and that as such CFO, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such CFO.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 5 day of May, 2021.

_____
Notary Public

My Commission Expires: 3/8/2022

MICAH FOUSE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

SCHEDULE 1

PROPERTY DESCRIPTION

PARCEL 1:

Land in Davidson County, Tennessee, being Lot No. 59 of Block 6 on the Plan of Murphy Land Company's Division "B" unrecorded, described according to a printed copy of said plan, as follows:

Beginning on the Westerly margin of 21st Avenue North, formerly Vanderbilt Avenue at a point 50 feet North of the Northerly margin of Patterson Street, being the northeast corner of Lot No. 60; thence with the line between said Lots 59 and 60, Westwardly 168 feet to the Westerly margin of an alley; thence with said alley, Northwardly 50 feet to the Southwest corner of Lot No. 58; thence with the line between Lots 58 and 59, Eastwardly 168 feet to the Westerly margin of 21st Avenue North; thence with the same Southwardly 50 feet to the beginning.

Being the same property conveyed to Baptist Hospital by deed of record in Instrument No. 20040405-0038081, Register's Office for Davidson County, Tennessee. Baptist Hospital was the assumed name of Seton Corporation pursuant to Application for Assumed Corporate Name of record in Instrument No. 20210702-0089990, said Register's Office. Seton Corporation became known as Saint Thomas Midtown Hospital by virtue of Articles of Amendment of record in Instrument No. 20181113-0111859, said Register's Office. Saint Thomas Midtown Hospital is now known as Saint Thomas West Hospital by virtue of Merger filed of record in Instrument No. 20200629-0070229, said Register's Office.

PARCEL 2:

Land in Davidson County, Tennessee, being Lot No. 60, part of Block No. 6, Division "B" on the plan of the Murphy Land Company's Property, of record in Book 161, page 126, Register's Office for said County, and shows 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 No. 60 fronts 50 feet on the westerly side of 21st Avenue North, formerly Vanderbilt Avenue, and runs back between parallel lines, with the northerly margin of Patterson, formerly Cumberland Street 168 feet to an alley.

Being the same property conveyed to Seton Corporation, a Tennessee corporation by Special Warranty Deed from Baptist Hospital System, Inc., a Tennessee non-profit corporation of record in Instrument No. 20011231-0144950, Register's Office for Davidson County, Tennessee. Seton Corporation became known as Saint Thomas Midtown Hospital by virtue of Articles of Amendment of record in Instrument No. 20181113-0111859, said Register's Office. Saint Thomas Midtown Hospital is now known as Saint Thomas West Hospital by virtue of Merger filed of record in Instrument No. 20200629-0070229, said Register's Office.

PARCEL 3:

TRACT I:

Land in the City of Nashville, Davidson County, Tennessee, being Lot No. 47, a part of Block No. 6 of Division "B" on the Plan of Murphy Land Company, of record in Book 161, Page 126, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Northerly margin of Patterson Street, the Northeasterly corner of said street and 22nd Avenue North (formerly Felder Street), running thence Eastwardly 168 feet with Patterson Street to an alley, thence Northerly 50 feet along said alley; thence Westwardly and parallel with Patterson Street 168 feet to 22nd Avenue North, thence Southerly with 22nd Avenue North, 50 feet to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 48 of Block No. 6 of Division "B" on the Plan of the Murphy Land Company's Property, as of record in Book 161, Page 126, Register's Office for Davidson County, Tennessee, which plan shows said property subdivided into blocks but not subdivided into lots.

According to a printed copy of a plan subdividing said blocks into lots, said Lot No. 48 fronts 50 feet on the Easterly side of 22nd Avenue North, formerly Felder Avenue, and runs back between parallel lines, parallel with and 50 feet North of the Northerly margin of Patterson Street, 168 feet to an alley.

TRACT III:

Land in Davidson County, Tennessee, being Lot No. 49 of Block 6, Division "B", on the Plan of Murphy Land Company's Property, of record in Book 161, Page 126, Register's Office for Davidson County, Tennessee, which plan shows said property subdivided into blocks but not subdivided into lots.

According to a printed copy of an unregistered plan, subdividing said blocks into small lots, said Lot No. 49 fronts 50 feet on the Easterly side of 22nd Avenue North, formerly Felder Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Saint Thomas West Hospital by Deed of record in Instrument No. 20210104-0000906, Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2021, a lien, not yet due and payable.

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

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

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

202107020090288