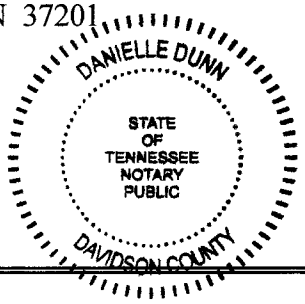
Karen Johnson Davidson County
Batch# 690569 DEEDWARRSP
08/04/2021 01:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20210804-0104947

THIS INSTRUMENT PREPARED BY: William G. Brown **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $515,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2021. Notary Public My Commission Expires: May 5, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Dialysis Clinic, Inc. 1633 Church Street, Suite 500 Nashville, TN 37203	NEW OWNER	051-06-0-011.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DUE WEST TOWERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these

presents does transfer and convey unto **DIALYSIS CLINIC, INC., A TENNESSEE NONPROFIT CORPORATION**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 1 on the plan of Lot 1 Due West Towers subdivision, of record as Instrument No. 20210728-0101343, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description thereof.
>
> Being part of the same property conveyed to Due West Towers LLC, a Tennessee limited liability company, by deed from Institute In Basic Life Principles, Inc., an Illinois not-for-profit corporation, of record as Instrument No. 2016060-80058131, in the Register's Office of Davidson County, Tennessee.
>
> Together with an easement as contained in Declaration of Easement of record as Instrument No. 20210519-0067824, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1106 South Graycroft Avenue, Madison, TN 37115.

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 covenants 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 further covenants and binds 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 person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

{Signature Page to Follow}

WITNESS my hand effective this 30th day of July, 2021.

DUE WEST TOWERS LLC,
a Tennessee Limited Liability Company

By: Charles R. Jones
Charles R. Jones, President

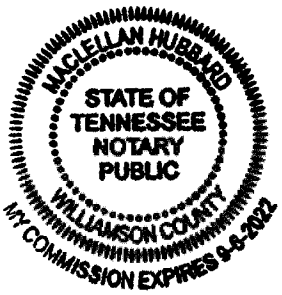
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES R. JONES**, 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 **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of July, 2021.

Notary Public

My Commission Expires: 9/6/2022



848282.1/020200442

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 on 07/30/2021.

Signature

Date: 08/03/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, 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: 01/08/2024
Notary Seal

