Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Hill's Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $350,000.00 Affiant Subscribed and sworn to before me, this 4th day of February 2022.
KATHERINE ANN DESTEFANO TENNESSEE NOTARY PUBLIC My Comm Exp. July 7 2025 COUNTY OF DAVIDSON	Notary Public My Commission Expire:

Karen Johnson Davidson County
Batch# 801876 DEEDWARR
02/08/2022 03:00:22 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220208-0014615

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
1612 County Hospital, LLC 1612 County Hospital Road Nashville, TN 37218	New Owner	080-04-0-105.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **XE DEVELPOMENT COMPANY, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1612 COUNTY HOSPITAL, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Hyde Park Resubdivided of Lots 1 and 2, of record in Instrument No. 20190827-0086118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to XE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JUDITH D. WILLIAMS NKA JUDITH D. HARRISON, A MARRIED WOMAN, of record in Instrument No. 20210816-0110616, dated August 13, 2021, said Register's Office.

This is improved property commonly known as: 1612 County Hospital Road, Nashville, TN 37218

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of February, 2022.

XE DEVELOPMENT COMPANY, LLC

By: JSM
Joshua McDonald, Sole Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **JOSHUA MCDONALD,** 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 Sole Member of XE DEVELOPMENT COMPANY, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 4 day of February, 2022.

Notary Public

My commission expires: 03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON