Karen Johnson Davidson County
Batch# 822614 DEEDWARRSP
03/15/2022 12:12:30 PM 8 pgs
Fees: $43.00 Taxes: $64,010.00
20220315-0030061

THIS INSTRUMENT PREPARED BY:
Greenberg Traurig, LLP
1717 Arch Street, Suite 400
Philadelphia, PA 19103
Attn: Joshua Cohen, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
KAGR2 ANTIOCH 3754, LLC c/o Remedy Medical Properties, Inc., 800 W Madison St, Suite 400, Chicago, IL 60607	KAGR2 ANTIOCH 3754, LLC c/o Remedy Medical Properties, Inc., 800 W Madison St, Suite 400, Chicago, IL 60607	164-253-00

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, **ANTIOCH 3754 MEDICAL PROPERTIES, LLC**, a Delaware limited liability company (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **KAGR2 ANTIOCH 3754, LLC**, a Delaware limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

BEING THE SAME property conveyed to Grantor by deed from ANTIOCH-MOSAIC INVESTORS, LLC, a Tennessee limited liability company, of record in Instrument No. 20190612-0056529 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 3754 Murfreesboro Pike, Antioch, TN 37013.

Said property is conveyed subject to those items set forth on Exhibit B attached hereto and fully made a part hereof by reference.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth in the immediately preceding paragraph), but no further or otherwise.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 28th day of January 2022.

ANTIOCH 3754 MEDICAL PROPERTIES, LLC,
a Delaware limited liability company

By: _____
Name: Russell M. Reiter
Title: Authorized Signatory

STATE OF FLORIDA)
)SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 20th day of January, 2022, by Russell M. Reiter, as Authorized Signatory of ANTIOCH 3754 MEDICAL PROPERTIES, LLC, a Delaware limited liability company, on behalf of the company. He/she is personally known to me or produced _____ as identification and did not take an oath.

Notary: _____
Print Name: Erika Yess

[NOTARIAL SEAL]

NOTARY PUBLIC, STATE OF FLORIDA

My commission expires MAY 27, 22

ERIKA YESS
Notary Public - State of Florida
Commission # GG 200820
My Comm. Expires Mar 27, 2022

STATE OF ILLINOIS)

COUNTY OF COOK)

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of property transferred (whichever is greater) is $17,300,000, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant, KAGR2 ANTIOCH 3754, LLC, by
Gregg Graines, its Authorized Signatory

Sworn to and subscribed before me this 19 day of January, 2022.

Notary Public

My Commission Expires:

11/3/23

MICHELLE ROBERTSON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 03, 2023

ACTIVE 62330756v2

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

A TRACT OF LAND IN THE 33RD COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, LYING ALONG THE NORTHEASTERLY MARGIN OF MURFREESBORO PIKE (U.S. HIGHWAY 41 & 70-S) AND THE NORTHERLY MARGIN OF HOBSON PIKE. SAID TRACT OF LAND BEING FURTHER SHOWN AS PARCEL 253.00 ON DAVIDSON COUNTY TAX MAP NO. 163 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE HIGHWAY MONUMENT (FOUND) ON THE NORTHERLY RIGHT-OF-WAY LINE OF HOBSON PIKE (RIGHT-OF-WAY WIDTH VARIES) AT THE EASTERLY END OF THE NORTHEASTERLY INTERSECTION OF SAID HOBSON PIKE AND MURFREESBORO PIKE (U.S. HWY. 41 & 70-S), RIGHT-OF-WAY WIDTH VARIES; THENCE,

1. WITH THE NORTHEASTERLY INTERSECTION OF SAID HOBSON PIKE AND MURFREESBORO PIKE NORTH 80 DEGREES 06 MINUTES 44 SECONDS WEST, 157.79 FEET TO A CONCRETE HIGHWAY MONUMENT (FOUND) IN THE NORTHEASTERLY RIGHT-OF- WAY LINE OF SAID MURFREESBORO PIKE (U.S. HWY. 41 & 70-S); THENCE,

2. WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MURFREESBORO PIKE, NORTH 42 DEGREES 44 MINUTES 10 SECONDS WEST, 279.00 FEET TO AN IRON ROD (NEW); THENCE,

3. IN A NORTHWESTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3870.00-FEET, A CENTRAL ANGLE OF 01 DEGREES 59 MINUTES 58 SECONDS, FOR AN ARC LENGTH OF 135.06 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 44 MINUTES 10 SECONDS WEST, 135.05 FEET; THENCE,

4. NORTH 40 DEGREES 49 MINUTES 40 SECONDS WEST, 69.70 FEET TO AN IRON ROD (NEW) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO TEAMSTERS FREIGHT EMPLOYEES LOCAL UNION NO. 480 AS OF RECORD IN DEED BOOK 4361, PAGE 427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

5. LEAVING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MURFREESBORO PIKE, AND WITH THE EASTERLY PROPERTY LINE OF SAID TEAMSTERS FREIGHT EMPLOYEES LOCAL UNION NO. 480 PROPERTY, NORTH 48 DEGREES 18 MINUTES 21 SECONDS EAST, 341.35 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO THE UNITED STATES OF

AMERICA AS OF RECORD IN DEED BOOK 11230, PAGE 763, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

6. LEAVING TEAMSTERS FREIGHT EMPLOYEES LOCAL UNION NO. 480 PROPERTY AND WITH THE SOUTHERLY PROPERTY LINE OF SAID UNITED STATES OF AMERICA PROPERTY, SOUTH 42 DEGREES 34 MINUTES 36 SECONDS EAST 308.37 FEET TO AN IRON PIPE; THENCE.

7. CONTINUING WITH SOUTHERLY RIGHT-OF-WAY LINE OF SAID UNITED STATES OF AMERICA, NORTH 47 DEGREES 19 MINUTES 44 SECONDS EAST, 99.79 FEET TO AN IRON PIN (OLD)

8. CONTINUING WITH SOUTHERLY RIGHT-OF-WAY LINE OF SAID UNITED STATES OF AMERICA, SOUTH 42 DEGREES 36 MINUTES 46 SECONDS EAST, 342.34 FEET TO AN IRON PIPE (OLD) IN THE NORTHERLY RIGHT OF WAY OF SAID

9. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HOBSON PIKE, SOUTH 55 DEGREES 12 MINUTES 24 SECONDS WEST, 347.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 237,945 SQUARE FEET OR 5.462 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY OF 2011.

BEING THE SAME PROPERTY CONVEYED TO ANTIOCH 3574 MEDICAL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM ANTIOCH-MOSAIC INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 201906120056529, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit B

1. This item has been intentionally deleted.

2. This item has been intentionally deleted.

3. This item has been intentionally deleted.

4. This item has been intentionally deleted.

5. This item has been intentionally deleted.

6. This item has been intentionally deleted.

7. This item has been intentionally deleted.

8. This item has been intentionally deleted.

9. Taxes and assessments for the year 2022 and subsequent years, a lien not yet due and payable.

10. Clearance Permit of record in Book 1113, page 528, in the Register's Office for Davidson County, Tennessee, as shown on survey prepared by American Surveying & Mapping, Inc. May 17, 2019, last revised January 20, 2022, as designated Job No. 2113945-35049, without insuring the accuracy and completeness of same.

11. Easements as granted in Judgment of record in Instrument No. 200210170127752, in the Register's Office for Davidson County, Tennessee, as shown on survey prepared by American Surveying & Mapping, Inc. May 17, 2019, last revised January 20, 2022, as designated Job No. 2113945-35049, without insuring the accuracy and completeness of same.

12. Grant of Transmission Line Easement of record in Instrument No. 200706140071446, in the Register's Office for Davidson County, Tennessee, as shown on survey prepared by American Surveying & Mapping, Inc. May 17, 2019, last revised January 20, 2022, as designated Job No. 2113945-35049, without insuring the accuracy and completeness of same.

13. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201706070056956, in the Register's Office for Davidson County, Tennessee.

14. Rights of Saint Thomas Health, a Tennessee not-for-profit corporation, pursuant to that certain unrecorded lease agreement as evidenced by that certain Memorandum of Lease and Restrictions by and between Antioch-Mosaic Investors, LLC, a Tennessee limited liability company and Saint Thomas Health, a Tennessee not-for-profit corporation of record in Instrument No. 201805250050321, in the Register's Office for Davidson County, Tennessee. Note: Right of First Refusal has been waived indefinetly.

15. This item has been intentionally deleted.

16. This item has been intentionally deleted.

17. This item has been intentionally deleted.

18. This item has been intentionally deleted.

19. This item has been intentionally deleted.

20. This item has been intentionally deleted.

21. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by American Surveying & Mapping, Inc., dated May 17, 2019, last revised January 20, 2022, as designated Job No. 2113945-35049:

a) Storm Drainage Facilities and Water Lines located on the subject property without the benefit of a specific easement on the northeasterly boundary line;
b) Curbing and Pavement encroach onto adjoining property;
c) Wall crosses over and into the road right of way along the southerly boundary line;
d) Rip rap and headwall encroach over and into the right of way along the southerly boundary line;
e) Utilities located on the property without the benefit of a specific easement.

Tennessee Certification of Electronic Document

I, Lisa Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact correct copy of the original document executed and authenticated according to law on **01/28/2022**.

Affiant Signature

Date: **01/28/2022**

State of Colorado

County of Denver

Sworn to and subscribed before me this **28** day of January, 2022.

MARLA D MABIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194022884
My Commission Expires June 17, 2023

Notary's Seal

Notary's Signature
Marla D. Mabin

My Commission Expires: June 17, 2023

Date: **01/28/2022**