Karen Johnson Davidson County
Batch# 859745 DEEDWARRSP
05/20/2022 12:30:30 PM 6 pgs
Fees: $33.00 Taxes: $4,995.00
20220520-0058949

THIS INSTRUMENT PREPARED BY:

Morgan W. Jones, Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Return to:
Karley Wilson
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4348- **TN252202100K**

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
HCA Health Services of Tennessee, Inc. c/o HCA Health Services, Inc. One Park Plaza Nashville, TN 37203	HCA Health Services of Tennessee Inc. c/o HCA Health Services, Inc. Attn: Tax Department One Park Plaza Nashville, TN 37203	127-000-311.00

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 considerations, the receipt of which is hereby acknowledged, **IMGJ, LLC**, an Arizona limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **HCA HEALTH SERVICES OF TENNESSEE, INC.**, a Tennessee corporation (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to wit:

[See Exhibit A attached hereto]

This is improved property located at 7734 Highway 70 South, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it, but not further or otherwise, but excluding those matters shown on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of May, 2022.

IMGJ, LLC,
an Arizona limited liability company

By: Myron Jones
Name: MYRON JONES AUTHORIZED SIGNATOR
Title: _____

STATE OF Arizona)
COUNTY OF Maricopa)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Myron Jon, 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 authorized Sig of IMGJ, LLC, the within named bargainor, an Arizona limited liability company, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such _____.

WITNESS my hand and official seal at Mesa AZ, _____ County, Maricopa, this 6 day of May, 2022.

Sharon Denise Dugger-Simkins
Notary Public

My Commission Expires: May 15 2024

SHARON DENISE DUGGER-SIMKINS
Notary Public - Arizona
Maricopa County
Commission # 584432
My Comm. Expires May 15, 2024

4878-0219-4205.1

STATE OF Arizona)
COUNTY OF Maricopa)

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

Subscribed and sworn to before me this 12 day of May, 2022.

Notary Public

My Commission Expires: May 15 2024

SHARON DENISE DUGGER-SIMKINS
Notary Public - Arizona
Maricopa County
Commission # 584432
My Comm. Expires May 15, 2024

4878-0219-4205.1

EXHIBIT A

Legal Description

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

A certain tract or parcel of land located in the 22nd Council District of Davidson County, Tennessee, being further described as follows, to-wit: being Lot 1 of LCD Lots #1 and #2 of record in Instrument No. 201512210128184; as affected by affidavit of incorrect plat and legal descriptions in Instrument No. 201810120101399, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to IMGJ, LLC, by Substitute Trustee's Deed dated and recorded March 19, 2019, of record in Instrument No. 201903190025117, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. Taxes for the fiscal year 2022 and subsequent years, not yet due and payable.

2. Easement from Ted R. Potter to Harpeth Valley Utilities District of record in Book 9443, Page 954, Register's Office for Davidson County, Tennessee.

3. Private Water Line Easement of record in Book 3901, page 161; Book 6286, Page 125; Book 6414, Page 40; Instrument Number 200407270089851, Instrument Number 201102150012774, Instrument Number 201212200117571 and Instrument Number 201403140021542, aforesaid records.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded September 24, 2015, as Instrument Number 201509240097344, aforesaid records.

5. Matters shown on that certain Plat, dated November 13, 2015, as Instrument Number 20151221-0128184, aforesaid records, as affected by the Affidavit of Incorrect Plat and Legal Descriptions, recorded October 12, 2018, as Instrument Number 20181012-0101399, aforesaid records.

6. Codes Letter from the Metropolitan Government of Nashville and Davidson County, recorded as Instrument Number 20191211-01270608, aforesaid records.

7. Terms and conditions of the Agreement for Dedication of Public Utilities Easement in favor of the Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, dated February 23, 1994, recorded August 24, 1994 in Book 9443, Page 954, aforesaid records.

8. Matters which would be shown by a complete and accurate survey of the property.

Tennessee Certification of Electronic Document

I, Kimberly Hogan, 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 copy of the original document executed and authenticated according to law on May 6, 2022 (date of document).

KHogan
Affiant Signature

May 16, 2022
Date

State of GA

County of Cobb

Sworn to and subscribed before me this 16th day of May, 2022.

Raquel Hampton
Notary's Signature

MY COMMISSION EXPIRES: 8/10/2023

NOTARY'S SEAL

