Karen Johnson Davidson County
Batch# 943068 DEEDWARRSP
11/18/2022 03:32:30 PM 6 pgs
Fees: $33.00 Taxes: $45,154.80
20221118-0122833

THIS INSTRUMENT PREPARED BY:

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

ADDRESS OF NEW OWNER:

HCA Health Services of Tennessee, Inc.
c/o HCA Health Services, Inc.
One Park Plaza
Nashville, TN 37203

SEND TAX BILL TO:

HCA Health Services of Tennessee, Inc.
c/o HCA Health Services, Inc.
Attn: Tax Department
One Park Plaza
Nashville, TN 37203

MAP-PARCEL:

174 00 0 260.00
174 00 0 261.00

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, **CENTURY FARMS, LLC**, a Delaware 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:

> Being Lots 3A and 3B on the Plat of Resubdivision of Lot 2, 3, 4, and 5 Century Farms, of record in Instrument No. 20210225-0023786, as amended in Instrument No. 202109140123327, Instrument No. 202110190140262 and Instrument No. 202203150030176 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more detailed description.
>
> Being part of the same property conveyed to Century Farms, LLC, by deed from Lee A. Beaman of record in Instrument No. 20151005-010908, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 2105 and 2121 Century Farms Parkway, Antioch, Davidson County, Tennessee.

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 A 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 A.

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

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2022.

CENTURY FARMS, LLC,
a Delaware limited liability company

By: Development Partners, LLC, a Tennessee limited liability company, its Manager

By: _____
Name: Mark McDonald
Title: Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Mark 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 Director of Development Partners, LLC, a Tennessee limited liability company, acting in its capacity as Manager of Century Farms, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Director, 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 Director.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of November, 2022.

DEBORA SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission expires March 7, 2026

Debora Sloan
Notary Public

My Commission Expires: 3/7/2026

4864-9339-1650.3

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,204,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th **DAY OF** November, **20** 22.

NOTARY PUBLIC

My Commission expires: 11/3/25

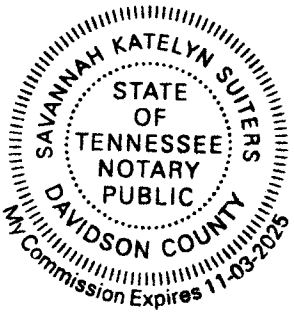


EXHIBIT A

Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Instrument No. 202102250023786, as corrected by Instrument No. 202109140123327, Instrument No. 202110190140262 and Instrument No. 20220315-0030176, Register's Office for Davidson County, Tennessee.

3. Terms and provisions of Master Declaration of Covenants, Conditions, Restrictions and Easements for Century Farms, by Century Farms, LLC, of record in Instrument No. 201511250120004, as amended in Instrument No. 202001090003283, Instrument No. 202106150080863, Instrument No. 202111220154956 and Instrument No. 202204260048039, said Register's Office.

4. Operation and Easement Agreement of record in Instrument No. 202204260048045, said Register's Office.

5. Lack of direct access to a controlled access highway, I-24.

Tennessee Certification of Electronic Document

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the original 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 November 18, 2022.

Matt Foster
Signature

Date: 11/18/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of November, 2022.

Danielle Dunn
Notary's Signature

My Commission Expires: May 5, 2025
Notary Seal

