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NESSLER PAUL H JR PA
10002 CORTEZ BLVD
SPRING HILL, FL 34613

1,350,000.00

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Tonya W. Scharf, Esquire
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, TN 37219
(615) 244-6380

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed this 12th day of December, 2013, by **OAK HILL HOLDINGS, LLC**, a Florida limited liability company, whose principal address is c/o Auro Property Management, 15261 Cortez Boulevard, Brooksville, Florida 34613 (the "Grantor") to **HCA HEALTH SERVICES OF FLORIDA, INC.**, a Florida corporation, whose principal address is c/o HCA Holdings, Inc., One Park Plaza, Nashville, Tennessee 37203 (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, release, convey and confirm unto the Grantee, all that certain real property situated in Hernando County, Florida, viz:

See Exhibit "A" attached hereto and made a part hereof (the "Subject Property").

TO HAVE AND TO HOLD the aforesaid real property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, successors and assigns in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2013 and thereafter and to those items set forth in Exhibit "B", the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, Grantor has executed these presents in manner and form sufficient to bind Grantor as of the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

OAK HILL HOLDINGS, LLC, a Florida limited liability company

Kelly Savarese

Signature of Witness

Kelly Savarese
Printed Name of Witness

Paul H. Nessler, Jr.

Signature of Witness

PAUL H. NESSLER, JR.
Printed Name of Witness

By: Auro Property Management, LLC, a Florida limited liability company, its Manager

By: [Signature]
Name: Pariksith Singh
Title: Manager

By: [Signature]
Name: Maria Scunziano-Singh
Title: Manager

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY that before me, an officer duly qualified to take acknowledgments, personally appeared Pariksith Singh and Maria Scunziano-Singh, as Managers of AURO PROPERTY MANAGEMENT, LLC, a Florida limited liability company, the Manager of OAK HILL HOLDINGS, LLC, a Florida limited liability company, to me known to be the individuals who executed the foregoing instrument, and they acknowledged before me that they executed same for the purposes expressed there, and that said execution was the act and deed of the limited liability company. **DRIVER'S LICENSE as ID.**

WITNESS my hand and official seal in the State and County aforesaid, this 12th day of December, 2013.

(NOTARY SEAL)

[Signature]
Notary Public Signature

PAUL H. NESSLER, JR.
(Name typed, printed or stamped)

My Commission Expires: _____

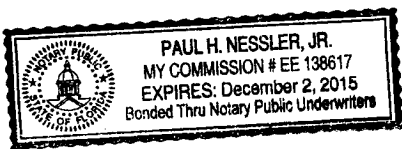


EXHIBIT "A"**LEGAL DESCRIPTION****TRACT 1:**

A parcel of land being situate in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 22 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Section 30, being a railroad spike in the pavement of State Road 50, run thence South $89^{\circ}58'11''$ West along the South line of said Section 30, a distance of 1,349.24 feet; thence leaving said South line run North $01^{\circ}01'05''$ West a distance of 1,007.31 feet; thence run North $88^{\circ}30'24''$ East a distance of 35.00 feet to the POINT OF BEGINNING; thence continue North $88^{\circ}30'24''$ East a distance of 245.00 feet; thence run South $01^{\circ}29'36''$ East a distance of 175.00 feet; thence run South $88^{\circ}30'24''$ West a distance of 245.00 feet; thence run North $01^{\circ}29'36''$ West a distance of 175.00 to the POINT OF BEGINNING, together with an easement lying 12.5 feet both sides of the following described centerline for INGRESS-EGRESS purposes:

EASEMENT 1:

Commencing at the Northeast corner of the aforesaid parcel, run South $01^{\circ}29'36''$ East a distance of 35.00 feet to the POINT OF BEGINNING; thence run North $88^{\circ}30'24''$ East a distance of 342.30 feet; thence run South $01^{\circ}29'36''$ East a distance of 397.26 feet to the P.C. of a curve to the left, said curve having a central angle of $43^{\circ}21'00''$ and a radius of 112.50 feet; thence run along the arc of said curve a distance of 85.12 feet to the P.T.; thence run South $44^{\circ}50'36''$ East a distance of 91.29 feet to a point of separation, said point being the P.C. of two separate centerlines; the first being an INGRESS easement only beginning at said point of separation and running Southerly 204.75 feet along the arc of a curve to the P.T., said curve having a central angle of $43^{\circ}21'00''$ and radius of 270.62 feet; thence run South $01^{\circ}29'36''$ East a distance of 260.47 feet to the Northerly right-of-way of State Road 50; the second being an EGRESS easement only beginning at said point of separation and running Southerly 102.14 feet along the arc of a curve to the P.T., said curve having a central angle of $43^{\circ}21'00''$ and a radius of 135.00 feet; thence run South $01^{\circ}29'36''$ East a distance of 356.39 feet the Northerly right-of-way of State Road 50.

TOGETHER with that certain non-exclusive perpetual ingress and egress easement more particularly described in Schedule C as contained in Easement Agreement as recorded in O.R. Book 568, Page 1464 and same as described as follows:

EASEMENT 2:

COMMENCING at the Northeast corner of the aforescribed parcel, run S $01^{\circ}29'36''$ East a distance of 35.00 feet to the POINT OF BEGINNING; thence run North $88^{\circ}30'24''$ East a distance of 342.30 feet; thence run S $01^{\circ}29'36''$ East a distance of 397.26 feet the P.C. of a curve to the left, said curve having a central angle of $43^{\circ}21'00''$ and radius of 112.50 feet; thence run along the arc of said curve a distance of 85.12 feet to the P.T.; thence run S $44^{\circ}50'36''$ East a distance of

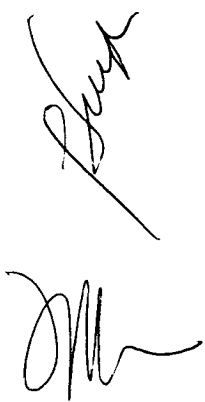
91.29 feet to a point of separation, said point being the P.C. of two separate centerlines; the first being an INGRESS easement only beginning at said point of separation and running Southerly 204.75 feet along the arc of a curve to the P.T., said curve having a central angle of $43^{\circ}21'00''$ and radius of 270.62 feet; thence run $S01^{\circ}29'36''$ East a distance of 260.47 feet to the Northerly Right-of-Way of State Road No. 50 the second being an EGRESS easement only beginning at said point of separation and running Southerly 102.14 feet along the arc of a curve to the P.T., said curve having a central angle of $43^{\circ}21'00''$ and radius of 135.00 feet; thence run $S01^{\circ}29'36''$ East a distance of 356.39 feet to the Northerly Right-of-Way of State Road No. 50.



EXHIBIT "B"

PERMITTED EXCEPTIONS

1. The lien of the taxes for the year 2013 and all subsequent years, which are not yet due and payable.
2. Restrictive Covenants recorded in Book 568, Page 1460 and in corrective Deed recorded in Book 571, Page 1160.
3. Terms and conditions of the Easement Agreement between Hospital Corporation of America, a Tennessee corporation, and Entel, Wolstein and Weiss Partnership, a Florida general partnership recorded in Book 568, Page 1464.
4. Subject to Deed restrictions as set forth in Limited Warranty Deed recorded in Book 2278, Page 1207, as amended pursuant to that certain Amendment to the Declaration of Restrictions of AOR Real Estate, LLC recorded in Book 3061, Page 1169.
5. Concurrent rights of others to use the easement described in Exhibit "A". (Affects Easements 1 and 2 only)

Two handwritten signatures in black ink are located in the bottom right corner of the page. The top signature is a cursive name that appears to be "Duck". The bottom signature is a stylized cursive name that appears to be "DM".