



## Kathryn F. MacGregor

Attorney

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Kathryn MacGregor concentrates her practice on long term care transactions, including acquisitions, dispositions, leasing, financing and management of long term care and seniors housing facilities.

Ms. MacGregor represents long term care providers, including skilled nursing facilities, assisted living facilities, and continuing care retirement communities in matters related to acquisitions, dispositions, leasing, financing, and management. Ms. MacGregor also represents national health care lenders in health care lending transactions.

Ms. MacGregor is involved in all phases of a transaction, including drafting and negotiating letters of intent, asset or membership interest purchase agreements, leases, management agreements, loan documents, and closing documents. Ms. MacGregor also handles property and asset due diligence.

### Representative Matters

- Represented a health care lender in connection with a syndicated construction loan for the development of an assisted living and memory care facility.
- Represented the purchaser in the acquisition of a home health care franchise.
- Represented a current operator in the acquisition of an assisted living facility, including coordinating lot split and easement issues.
- Represented owner of skilled nursing facility in negotiation of a lease, operations and management transfer agreement, and purchase option with third-party operator.
- Closed multiple loans to an operator of short-term psychiatric hospitals on behalf of a health care real estate company.
- Closed a \$7.8 million acquisition loan on behalf of a community bank to finance a skilled nursing facility in Massachusetts. Negotiated an intercreditor agreement with a mezzanine lender as part of the transaction.

### Professional Honors & Activities

- Member – Tennessee Bar Association
- Member – Chattanooga Bar Association
- Member – Southeast Tennessee Legal Association for Women
- Member – Junior League of Chattanooga

### Publications

- "A Primer for Lending on Governmental Health Care Receivables" (August 2021)

### Education

- Michigan State College of Law, J.D., 2009, cum laude
  - *Editorial Board – Journal of Medicine and Law*
- Miami University, B.A. in Zoology, 2002



## Admissions

- U.S. District Court for the Eastern Division of Tennessee, 2012
- Tennessee, 2011
- North Carolina, 2009