



Amy W. Mahone

Shareholder

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Amy Mahone primarily concentrates her practice in the health care sector in various complex transactions including acquisitions, dispositions, leasing, financing and management of long term care facilities and senior housing.

Ms. Mahone manages and coordinates all phases of a transaction, including drafting and negotiating letters of intent, confidentiality agreements, asset or membership interest purchase agreements, leases, management agreements, loan documents and other closing documents, as well as performing property and asset due diligence and overseeing outside counsel as needed on state specific matters. Ms. Mahone also handles matters of corporate law for both tax-exempt and for profit companies, as well as licensure and certificate of need issues.

Prior to joining Baker Donelson, Ms. Mahone was a partner with a Chicago law firm representing both institutional and entrepreneurial clients in acquisitions, dispositions, development and leasing of various types of real estate including office, retail, industrial, multi-family and manufactured housing communities. Ms. Mahone also practiced as an associate with a Seattle firm representing a client owning more than 150 skilled nursing and assisted living facilities throughout the United States.

Representative Matters

- Represented a non-profit client in the acquisition and bond financing of a for profit company which owned four large CCRC campuses, a home health agency and a management company.
- Represented an operator in its acquisition of six skilled nursing facilities in the southeast, in a transaction involving agreements with the prior operator, master tenant, master landlord, third-party management company and HUD lender, and including account receivables financing.
- Represented an operator in connection with the acquisition and accounts receivable financing of three skilled nursing facilities in Tennessee, including working through licensure and reimbursement issues.
- Represented an assisted living facility developer in the purchase of property for a new development.
- Secured a Certificate of Need on behalf of two clients to build additions onto existing skilled nursing facilities.
- Represented purchasers of distressed assets, including in §363 sales as stalking horse bidders.
- Represented an assisted living provider in the \$16 million sale of a community in Florida.
- Represented a health care company in its acquisition of an Idaho-based home health services company.
- Represented a real estate development company in its acquisition of a Tennessee hotel.

Professional Honors & Activities

- Named as one of "Tomorrow's Newsmakers" by *The Real Estate Forum* in 2010
- Named a Rising Star by *Illinois Super Lawyers* in 2010
- Member – American Health Law Association
- Member – Tennessee Bar Association
- Member – Chattanooga Bar Association
- Executive Committee Member – Board of Directors of the Chattanooga Symphony and Opera Association



Publications

- Co-author – "Getting it Right: How SNF Owners Evaluate the Decision to Exit the Business," *McKnight's Long-Term Care News* (October 2018)
- Featured – "A Dynamic Duo," University of Tennessee College of Law (June 2018)



Speaking Engagements

- Moderator – "Ancillary Services: How to Successfully Diversify with Ancillary Services," 2022 Baker Donelson Long Term Care Symposium (November 2022)
- Moderator – "Purchasing During a Pandemic? What Both Sides Need to Know," Baker Donelson Long Term Care Symposium (November 2020)
- Panelist – "Teetering on Insolvency – Tips to Avoid Filing or to Get Through Your Filing," 2018 Long Term Care Symposium (November 2018)
- "She Got the Goldmine (I Got the Shaft): Critical Bankruptcy Concepts for Owners and Operators" (November 2016)
- Co-presenter – "Avoiding Deal Killers in Today's Market," AHLA Health Care Transactions Program (April 2015)
- Moderator – "Diversify Your Long Term Care Company by Providing Ancillary Services," Baker Donelson Long Term Care Symposium (November 2014)



Webinars

- Sales of Long Term Care Facilities: Successful Planning and Execution in Today's Market (March 2023)



Education

- University of Tennessee, J.D., 1999
- Belmont University, B.A., 1996, cum laude



Admissions

- Tennessee, 2011
- Illinois, 2005
- Washington State, 1999