BILL GARRETT, Davidson County
Trans:T20160077970 DEEDWARRSP
Recvd: 09/06/16 15:07 4 pgs
Fees:23.00 Taxes:14744.50
20160906-0093548

SPECIAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Del Rio, LLC Attention: Talbott P. Ottinger 3835 Cleghorn Ave., Suite 250 Nashville, TN 37215	Same	092-07-0-334.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $3,985,000.00.

Affiant

PATRICIA R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this 30th day of August 2016.

NOTARY PUBLIC
My commission expires: 05.23.18

For and in consideration the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Paula H. Mimms** and **Joshua G. Mimms** (collectively, the "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Del Rio, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, certain real property in Nashville, Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein (the "Property").

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantors further covenant and bind themselves, their successors, heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS IS IMPROVED PROPERTY KNOWN AS: 627 19th Avenue, North, Nashville, Tennessee, 37203, and also sometimes known as 1900 Warner Street, Nashville,

Tennessee, 37203.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this 30th day of August, 2016.

GRANTORS:

PAULA H. MIMMS

JOSHUA G. MIMMS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared **Paula H. Mimms**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this 30th day of August 2016.

PATRICIA R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 05.23.18

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, personally appeared **Joshua G. Mimms**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this 30th day of August 2016.

PATRICIA R. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 05.23.18

EXHIBIT A

Legal Description

Tract 2

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Johnny-Reb Corporation, of record in Book 7900, page 298, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Malcolm L. Mimms, Sr. from Donald R. Wolfe, Sr. dated August 8, 1994 by deed of record in Book 9431, page 263, Register's Office for Davidson County, Tennessee, and further conveyed by Malcolm M. Mimms, Sr. for the express purpose of creating a tenancy by the entirety interest into Malcolm L. Mimms, and wife, Paula Mimms, by Quitclaim Deed of record in Instrument No. 20130508-0046703, Register's Office for Davidson County, Tennessee, the said Malcolm L. Mimms having since died on August 12, 2015 [Rule No. 15P-1609 in the Seventh Circuit Court for Davidson County, Tennessee], vesting title in his surviving wife, Paula H. Mimms.

Malcolm Mimms, Malcolm L. Mimms and Malcolm L. Mimms, Sr. being one and the same person. Paula Mimms, Paula H. Mimms and Paula K. Mimms being one and the same person.

Being further conveyed to Joshua G. Mimms an undivided one-half (1/2) right, title and interest from Paula Mimms by Quitclaim Deed of record in Instrument No. 20160825-0088864, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 145-68.02 which are expressly assumed by the Grantee.

2. Matters shown on the Plan of record in Book 7900, page 298, said Register's Office.

3. Party Wall Agreement of record in Book 8406, page 513, said Register's Office.