This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

Davidson County DEEDWARRSP
Recvd: 03/02/17 16:00 4 pgs
Fees:23.00 Taxes:19240.00
20170302-0021002

SPECIAL WARRANTY DEED

Grantor: **Bindtech, Inc.**	
Grantee: **1232 Antioch Realty, LLC**	
County: **Davidson, Tennessee.**	
Name and Address of New Owner:	**Send Tax Bills To: Same**
1232 Antioch Realty, LLC	**Map and Parcel No. (s):10**
1232 Antioch Drive	134-117 & 280
Nashville, TN 37211	

Affidavit of Consideration

STATE OF TENNESSEE) COUNTY OF DAVIDSON)	
The actual consideration or value, whichever is greater, for this transfer is $5,200,000. Affiant	Subscribed and sworn to before me this 28th day of February, 2017. Notary Public My commission Expires: 8-20-19

PAMELA G. NASH STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration the receipt of which is acknowledges, **Bindtech, Inc., a Tennessee corporation** ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **1232 Antioch Realty, LLC, an Ohio limited liability company** ("Grantee") its successors and assigns, the real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except matters disclosed in this deed including the attached exhibits.

Grantor further covenants and bind itself, its successors and its representatives, to warrant and forever defend the title to the Property to Grantee, its successors and

assigns, against the claims of all persons claiming by or through Grantor, but no further.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized officer on his 23rd day of February, 2017.

Bindtech, Inc.

By: _____
Dale H. Nichols, Sr.
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Dale H. Nichols, Sr.**, 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 President of **Bindtech, Inc.**, the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of February 2017.

_____
Notary Public

My Commission Expires March 10, 2019.

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 1 on the final plat of Red Arrow Subdivision of Record in Book 8250, Page 71, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 1 on the final plat of George Subdivision of Record in Book 8250, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bindtech, Inc., a Tennessee corporation by deed from Bind Tech Realty, a partnership of record in Book 10434, Page 643, and being rerecorded in Book 10513, Page 588, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, D. MATTHEW FOSTER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic 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.

D. Matt Foster
Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, Denise C. Allis Wilburn, a notary public for this county and state, D. Matthew Foster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Denise C. Allis Wilb
, Notary Public

My commission Expires: 9-10-18
(affix Notary seal)

DENISE C. ALLIS-WILBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018