This Instrument prepared by:
John W. Stone, III
One American Center, Suite 1100
3100 West End Avenue
Nashville, TN 37203-1348

Bill Garrett Davidson County
Batch# 12996 DEEDWARRSP
10/12/2017 04:15:30 PM 6 pgs
Fees: $33.00 Taxes: $2,422.76
20171012-0104891

ADDRESS NEW OWNER:
Strictly Holdings LLC
1400 N. Michael Drive, Suite A
Wood Dale, IL 60191
Attn: Mark Grega

SEND TAX BILL TO:
Strictly Holdings LLC
1400 N. Michael Drive, Suite A
Wood Dale, IL 60191
Attn: Mark Grega

MAP PARCEL NOS.
121-110A-007.00CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SOLOMON TMH, LLC**, a Tennessee limited liability company (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto **STRICTLY HOLDINGS LLC**, a Delaware limited liability company (hereinafter the "GRANTEE"), its successors and assigns, all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully and solely seized and possessed of the property in fee simple and that is has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, and its respective successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signatures on following page.]

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed as of this 12th day of October 2017.

SOLOMON TMH, LLC,
a Tennessee limited liability company

By: _____
Title: President
Date: October 12, 2017

STATE OF TN)
COUNTY OF Davidson)

Before me, Jan Minshall, a Notary Public of said County and State, personally appeared Gregory Turner 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 ~~or~~ other officer authorized to execute the instrument) of **SOLOMON TMH, LLC**, a Tennessee limited liability company ("Company"), the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the Company, and on the Company's behalf, by himself as the President of the Company.

Witness my hand, at office, this 12th day of October 2017.

_____
Notary Public

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
11-6-17

[Signature Page to Special Warranty Deed]

STATE OF TN.)
COUNTY Davidson)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $654,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John W Stem, II
Affiant

Subscribed and sworn to before me this 12th day of Oct, 2017.

Jean Marshall
Notary Public

JEAN MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
11-6-17

[Signature Page to Special Warranty Deed]

EXHIBIT A

Legal Description of the Property

PARCEL 1:

Land in Davidson County, Tennessee being Lot 3C on the Resubdivision Plat of Lot 3B, Airpark East, Phase 1-A, as shown on the plat of record in Instrument No. 20171004-0102056, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Solomon TMH, LLC, a Tennessee limited liability company, from Solomon Airpark, LLC, a Tennessee limited liability company, by Quitclaim Deed of record in Instrument No. 201108300067134, in the Register's Office for Davidson County, Tennessee.

PARCEL 2:

Easements benefitting Parcel 1 of the Land contained in the Declaration of Covenants, Conditions, Restrictions, Reservations and Easement for Airpark East, by Duke Realty Limited Partnership, of record in Instrument No. 20011115-0125662; as amended in Instrument No. 20080109-0002825; and as amended in Instrument No. 20090825-0080146, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2017, a lien not yet due and payable.

2. All matters as shown on that certain plat of record in Instrument No. 201710040102056, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Stormwater Detention Agreement, by and between Duke Weeks Construction and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20011005-0108509, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Covenants, Conditions, Restrictions, Reservations and Easement for Airpark East, by Duke Realty Limited Partnership, of record in Instrument No. 20011115-0125662; as amended in Instrument No. 20080109-0002825; and as amended in Instrument No. 20090825-0080146, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, by and between Solomon Airpark LLC and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20090917-0086562, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities, by and between Solomon TMH LLC and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20110930-0075892, in the Register's Office of Davidson County, Tennessee.

7. Grant of Easement Transmission from Solomon TMH, LLC to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20120424-0035075, in the Register's Office of Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170901-0090247, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

