Bill Garrett Davidson County
Batch# 36837 DEEDWARRSP
12/13/2017 03:04:33 PM 6 pgs
Fees: $33.00 Taxes: $8,510.00
20171213-0127272

THIS INSTRUMENT WAS PREPARED BY:
Van P. East, III
Frost Brown Todd LLC
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Parcel Identification No:
MINOVI, LLC 1211 Round Grove Court Brentwood, TN 37027	MINOVI, LLC 1211 Round Grove Court Brentwood, TN 37027	119 10 0 031.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Holly L. Roche, Trustee of the Hibbard/Glickmann Trust dated October 26, 2016 ("**Grantor**"), has this day bargained and sold, and by these presents does transfer and convey unto MINOVI, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain real estate situated in Davidson County, Tennessee and more particularly described on **Exhibit A** to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 2844 B Logan Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on **Exhibit B** to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

13th **IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed as of the 13th day of December, 2017.

GRANTOR:

Holly L. Roche

Holly L. Roche, Trustee of the Hibbard/Glickmann Trust dated October 26, 2016

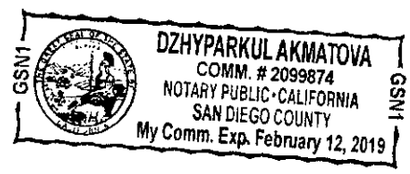
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On December 11th, 2017, before me, Dzhyparkul Akmatova, a Notary Public, personally appeared Holly L. Roche, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature J. Akmatova

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Three Hundred Thousand and 00/100 Dollars ($2,300,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 12th day of December, 2017.

Notary Public

My Commission Expires: May 25, 2020

VAN P. EAST, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXHIBIT A

TRACT NO. 1:
A certain tract or parcel of land in Davidson County, Tennessee, in the 6th Civil District of said County, described according to a survey thereof made December 5, 1956, by Hickerson and Miller Engineers, as follows:
Beginning at an iron pin in the easterly margin of Logan Street or Avenue, said point being 459.2 feet north of the northerly margin of Thompson Lane, thence with the margin of the same northwardly 83 feet to an iron pin; thence South 87° 05' East 160 feet; thence South 4° 00' West 83 feet; thence North 87° 05' West with an old established fence line 160 feet to the beginning.

TRACT NO. 2:
Land lying in Davidson County, property being described in Book 4097, Page 603, and further described according to a survey made by John Kohl dated March 28, 1986, as follows:
Beginning on the easterly margin of Logan Street or Avenue at an iron pin 588.2 feet north of the center line of Thompson Lane; thence with the margin of the same, northwardly 50 feet to an iron pin; thence South 87° 05 minutes East 160 feet to an iron pin; thence South 4° 00' West 50 feet to an iron pin; thence North 87° 05' West 160 feet to the beginning.

TRACT NO. 3:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Beginning on the easterly margin of Logan Avenue at a point 641.9 feet north of the center line of Thompson Lane, said point being the northwest corner of the property conveyed to Alma L. Lincoln by deed from Edgar Turrentine and wife, of record in Book 1764, Page 611, Register's Office for Davidson County, Tennessee; thence with the easterly margin of Logan Avenue, northwardly 60 feet; thence eastwardly 160 feet; thence southwardly 60 feet to the northeast corner of the Alma L. Lincoln lot; then with the Lincoln's north line, westwardly 160 feet to the beginning.

The foregoing legal description is the same as in previous deed of record.

ALSO DESCRIBED AS FOLLOWS:

Being a tract of land in the central portion of Davidson County, Nashville, Tennessee. Said tract lying in the 16th Council District of Nashville, Davidson County, Tennessee. Bounded on the north by AE K. Son & Stacey Strohauer, trustees as recorded in Instrument 201212280120002 Registers Office Davidson County Tennessee (R.O.D.C.T.), on the east by St. Edwards Catholic Church as recorded in Instrument 200504250045512 R.O.D.C.T., on the south by DP Properties as recorded in Book 9948, Page 279 R.O.D.C.T. and on the west by public right-of-way (r/w) of Logan Street (40' public r/w). Said tract being described as follows:

Point of beginning being an iron rod new at the southwest corner of the property being described, lying on the easterly r/w margin of Logan Street; said point having a northing of 648,298.39 and an easting of 1,749,440.12; thence with said easterly margin of Logan Street North 6 degrees 43 minutes 09 seconds East 193.00 feet to a PK new; thence leaving said r/w South 83 degrees 20

minutes 01 seconds East 160.00 feet to a found ½ iron rod old; thence South 6 degrees 43 minutes 09 seconds West 193.00 feet to an iron rod new; thence North 83 degrees 20 minutes 01 seconds West 160.00 feet to the point of beginning.

Containing approximately 30,880 square feet or 0.71 acres.

The foregoing legal description was prepared from the ALTA/NSPS Land Title Survey dated December 7, 2017, identified as Job No. 17-187 and prepared by Douglas Ball-Chandler, Tennessee Registered Land Surveyor Registration No. 2588, of Ragan-Smith Associates, Inc., 315 Woodland Street, P.O. Box 60070, Nashville, Tennessee 37206.

Being the same property conveyed to Holly L. Roche, Trustee of the Hibbard/Glickmann Trust dated October 26, 2016, by Quitclaim Deed from Hibbard/Glickmann, LLC, a Tennessee limited liability company, of record as Instrument No. 20161031-0115058 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Real estate taxes and assessment for the year 2018 and subsequent years, which are not yet due and payable.