WHEN RECORDED MAIL
& SEND TAX BILLS TO:
Hippodrome Realty, Inc.
403 Evergreen Place
Mount Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
E.H. Camp, III
3841 Green Hills Village Drive, Suite 400
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 73432 DEEDWARRSP
03/26/2018 12:45:30 PM 6 pgs
Fees: $33.00 Taxes: $20,720.00
20180326-0028185

Tax Parcel Number: 16300020500

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00), and other valuable considerations, D3 BELL, LLC, a Delaware limited liability company, and its address is: 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215 ("Grantor"), hereby conveys to HIPPODROME REALTY, INC., a Tennessee corporation, whose address is P.O. Box 1869, Brentwood, TN 37204-1869 ("Grantee"), the following described real property situated in Davidson County, Tennessee, together with all rights and privileges appurtenant thereto:

See legal description set forth in Exhibit "A" attached and incorporated by this reference (the "Property");

together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property. SUBJECT TO the liens of taxes and assessments not yet due and payable, easements and restrictions of public record, easements visible upon the Property and Permitted Exceptions shown on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever, and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of the land in fee simple and it has good right to convey it and the same is unencumbered, unless otherwise herein set out and Grantor does further covenant and bind itself, its successor and assigns to Warrant the title to the property against all acts of the Grantor herein and no other.

And for valuable consideration Grantor does hereby remise, release and forever grant, bargain, sell and convey unto the said Grantee, its successors and assigns, all right and title in the above described premises.

Executed this 23rd day of March, 2018 in the presence of these two witnesses and a Notary Public.

WITNESSES:

Carla Goolsby
Print Name: Carla Goolsby

Melanie Davenport
Print Name: Melanie Davenport

GRANTOR:

D3 BELL, LLC,
a Delaware limited liability company

By: _____
Mark McDonald, Director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark McDonald with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Director of D3 Bell, LLC, a Delaware limited liability company, and that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such Director.

WITNESS my hand and seal at office, in Nashville, Tennessee, this 9th day of March, 2018.

Michelle
My Commission Expires:

MICHELLE MARIE MOFFETT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 1-24-2021

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $5,600,000.00, which amount is equal to or greater than the amount which the property transferred would commence at fair voluntary sale.

Claire Beebe
Affiant

Subscribed and sworn to before me this 23 day of March, 2018.

Elizabeth Puckett
NOTARY PUBLIC
My Commission Expires: 5/6/19

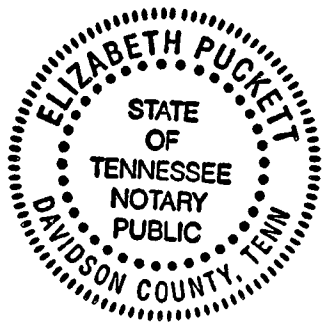


EXHIBIT "A"
LEGAL DESCRIPTION

Land lying and being in Davidson County, Tennessee, and further described as follows:

Being Lot No. 2 on the Plan of Cloverleaf Estates, Section 2, as of record in Book 3700, page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to D3 Bell, LLC, a Delaware limited liability company from Amnon Shreibman, Trustee, Amnon Shreibman, individually, and Ruth Shreibman, individually by Special Warranty Deed of record in Instrument No. 201608040080574, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. All matters shown on the plat of record in Book 3700, Page 149, in the Register's Office for Davidson County, Tennessee.

3. Agreement with Regard to Modification of Easement of record in Book 5065, page 189, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201612270135487, in the Register's Office for Davidson County, Tennessee.

5. Rights of Bluemont Group, LLC, a Tennessee limited liability company, as tenant under unrecorded lease, as evidenced by Memorandum of Lease of record in Instrument No. 201702080013128, in the Register's Office of Davidson County, Tennessee.

6. Rights of CareSpot Professional Services of Middle TN, LLC, a Delaware limited liability company, as tenant, under unrecorded lease with D3 Bell, LLC, dated July 15, 2016.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 201706060056412 and Instrument No. 201708290088607, in the Register's Office for Davidson County, Tennessee.

8. All matters shown on ALTA/NSPS Land Title Survey prepared by Barge Waggoner Sumner & Cannon, Inc., File No. 3563914, dated October 17, 2017.

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:

