SPECIAL WARRANTY DEED

FROM: Kimberly R. Dano, only as Trustee of the Dano Family Investment Services Trust

TO: 806 Olympic LLC, a Michigan limited liability company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
806 Olympic LLC 2232 S. Main Street, Unit 468 Ann Arbor, MI 48103	Same	Map 105-02, and Parcels 164 and 159

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,000,000.00.

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Affiant

Sworn to and subscribed before me, this 18 day of December, 2018.

Notary Public

My Commission Expires: 11-8-21

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kimberly R. Dano, Trustee of the Dano Family Investment Services Trust** (the "Seller") by these presents does transfer, sell and convey unto **806 Olympic LLC, a Michigan limited liability company** (the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 806 Olympic Street, Nashville, Davidson County, Tennessee 37203.

Karen Y Johnson Davidson County
Batch# 175526 **DEEDWARRSP**
12/18/2018 02:36:06 PM 5 pgs
Fees: $28.00 Taxes: $7,400.00

20181218-0122973

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his heirs and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's heirs and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 18th day of December, 2018.

SELLER:

Kimberly R. Dano, only as Trustee of the
Dano Family Investment Services Trust and not individually

By: _____
Kimberly R. Dano, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kimberly R. Dano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Kimberly R. Dano, Trustee of the Dano Family Investment Services Trust, the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 18th day of December, 2018.

_____
Notary Public

My Commission Expires: 11-8-21

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

Land in Davidson County, Tennessee, being Lot 5 and part of Lot Nos. 4 and 6 on the Plan of the Resubdivision of Lots 10 and 11 of the Rock Castle Tract, as of record in Plat Book 57, page 100, described according to a survey of Barge, Waggoner & Sumner, Engineers, dated March 9, 1970, as follows:

Beginning at an iron pin in the northerly margin of Olympic Street, 187.6 feet West of 8th Avenue South; thence with the margin of said Street, North 81 degrees 43' West, 79.7 feet to a point in the beginning of a curve; thence around said curve, northwesterly 30.39 feet to an iron pin in the easterly margin of alley No. 404; thence with the same, North 5 degrees 20' East, 103 feet to an iron pin; thence South 81 degrees 51' East, 107.6 feet to an iron pin the westerly margin of Alley No. 655; thence with the margin of same, South 1 degrees 33' East, 100.2 feet to a point in the beginning of a curve; thence around said curve, southwesterly 34.85 feet to the point of beginning.

TOGETHER WITH the right to use and occupy that portion of Alley No. 655 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Ordinance No. 098-1235 filed in the County Clerk's office for said County.

TRACT 2:

Land in Davidson County, Tennessee, being the same property of record as Instrument Nos. 20150520-0046511 and 20150918-0094912, said Register's Office, and being known as Map-Parcel No. 105-02-0-159.00 according to the Davidson County Tax Assessors Office.

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the northerly right-of-way line of Olympic Street, 50 feet in width, at the intersection with the easterly right-of-way line of Alley Number 404, 20 feet in width;

Thence leaving the northerly right-of-way line of Olympic Street with the easterly right-of-way line of Alley Number 404, with a curve to the right, along an arc length of 30.04 feet, the central angle of which is 86 deg 02 min 53 sec, the radius of which is 20.00 feet, the chord of which is North 38 deg 40 min 02 sec West, 27.29 feet to an existing iron rod;

Thence North 05 deg 12 min 08 sec East, 165.00 feet to an existing iron rod at a corner common with Lot 1 of the Resubdivision of Edgehill Estates, Section 69, as of record in Plat Book 4715, Page 137, at the Register's Office for Davidson County, Tennessee, also being the property of Eighth Avenue Properties, LLC, as of record in Deed Book 11381, Page 550, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Alley Number 404, with the southerly property line of said Lot 1, South 82 deg 06 min 03 sec East, 129.64 feet to a pk nail set;

Thence with the westerly property line of said Lot 1, South 01 deg 28 min 07 sec West, 62.51 feet to an iron rod set, in the northerly property line of Steven C. & Denise E. Stratz, as of record in Instrument Number: 20000929-0096499, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Steven C. & Denise E. Stratz, North 82 deg 53 min 52 sec West, 15.95 feet to an iron rod set;

Thence with the westerly property line of Steven C. & Denise E. Stratz, South 01 deg 42 min 12 sec East, 73.81 feet to a pk nail set in the northerly terminus of Alley Number 655, 20 feet in width;

Thence with the northerly terminus of Alley Number 655, North 81 deg 41 min 29 sec West, 10.15 feet to a pk nail set, at the intersection with the westerly right-of-way line of Alley Number 655;

Thence leaving the northerly terminus of Alley Number 655 with the westerly right-of-way line of Alley Number 655, South 01 deg 42 min 12 sec East, 26.14 feet to an "X" in concrete;

Thence with a curve to the right, along an arc length of 34.91 feet, the central angle of which is 100 deg 00 min 43 sec, the radius of which is 20.00 feet, the chord of which is South 48 deg 18 min 10 sec West, 30.64 feet to a pk nail set at the intersection with the northerly right-of-way line of Olympic Street;

Thence leaving the westerly right-of-way line of Alley Number 655, with the northerly right-of-way line of Olympic Street, North 81 deg 41 min 29 sec West, 79.77 feet to the POINT OF BEGINNING. Containing 22,723 square feet or 0.522 acres more or less.

Being the same property conveyed to KIMBERLY R. DANO, TRUSTEE OF THE DANO FAMILY INVESTMENT SERVICES TRUST, by deed from KENNETH W. WYATT AND JAMES E. MERRITT AND CLAUDIA SUE MURRAY, of record as Instrument No. 20150520-0046511, as corrected by Deed of Correction of record as Instrument No. 20150918-0094912, dated May 14, 2015, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018, a lien, due and payable.

2. Matters shown on the Plan of record in Plat Book 57, page 100 (Tract 1) and Plat Book 21, page 94 (Tract 2), said Register's Office.

3. Subject to a street closing and any easement(s) retained in Ordinance No. 098-1235, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.