BILL GARRETT, Davidson County
Trans:T20110072336 DEEDWARRSP
Recvd: 11/16/11 10:09 11 pgs
Fees:58.00 Taxes:18888.50
20111116-0089435

**This instrument prepared by:**
**Michael T. Krueger, Esquire**
**Law Office of Michael T. Krueger**
**2300 First St. Suite 336-K**
**Livermore, CA 94550**

**After recording Return to:**
**Jonathan Varni**
**Foundry Capital Partners**
**50 California St, Suite 150**
**San Francisco, CA 94111**

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO : | MAP/PARCEL NO.: |
|---|---|---|
| **Queen C. Living Trust**<br>**c/o Elliot J. Wurlitzer**<br>**1046 Laguna Ave.**<br>**Burlingame, CA 94010** | **SAME** | **Map: 072-13-0**<br>**Parcel: 385.00** |

FOR AND IN CONSIDERATION of the sum of FIVE MILLION ONE HUNDRED AND FIVE THOUSAND DOLLARS,($5,105,000), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 2500 GALLATIN PIKE (A), LLC, a Delaware limited liability company, 2500 GALLATIN PIKE (B), LLC, a Delaware limited liability company, 2500 GALLATIN PIKE (C), LLC, a Delaware limited liability company, 2500 GALLATIN PIKE (D), LLC a Delaware limited liability company, AND 2500 GALLATIN PIKE (E), LLC, a Delaware limited liability company, COLLECTIVELY, 2500 GALLATIN PIKE TENANTS IN COMMON, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto QUEEN C. LIVING TRUST, a California Trust, its heirs, successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of lands, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever. And Grantor does covenant with the Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its representatives and assigns to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming through 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.

**[Remaining document intentionally left blank]**

## EXHIBIT "A"

### Property Description

Lot 1 as shown on final plat entitled Chester Avenue Subdivision of record in Instrument No. 20040324-0033104, Register's Office for Davidson County, Tennessee.

Being part of same property conveyed to Norvell & Murray Properties, LLC from Full Throttle Race Parts, Inc. by Quitclaim Deed of record in Instrument Number 20030409-0047306, Register's Office for Davidson County, Tennessee.

## EXHIBIT "B"

### Permitted Exceptions

1. Terms and provisions of Lease from Norvell & Murray Properties, LLC to Walgreen Co. dated April 8, 2003, and recorded in Instrument No. 20030409-0047309, with Ratification Agreement of record in Instrument No. 20030515-0066305.
2. Storm Water Detention Agreement of record in Instrument No. 20030417-0051549.
3. All maters shown on Plat recorded in Instrument No. 200403240033104.

**END.**

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized official, this 17th day of October, 2011.

2500 GALLATIN PIKE (A), LLC, a Delaware limited liability company,

By: _____
Michael T. Krueger, Authorized Signatory

2500 GALLATIN PIKE (B), LLC, a Delaware limited liability company,

By: _____
Michael T. Krueger, Authorized Signatory

2500 GALLATIN PIKE (C), LLC, a Delaware limited liability company,

By: _____
Michael T. Krueger, Authorized Signatory

2500 GALLATIN PIKE (D), LLC a Delaware limited liability company,

By: _____
Michael T. Krueger, Authorized Signatory

2500 GALLATIN PIKE (E), LLC, a Delaware limited liability company

By: _____
Michael T. Krueger, Authorized Signatory

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California )SS
COUNTY OF Alameda )

On October 31, 2011 before me, Patricia E. Brickley , Notary Public, personally appeared Michael T. Krueger

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 _____

PATRICIA E. BRICKLEY
Commission # 1871874
Notary Public - California
Alameda County
My Comm. Expires Dec 19, 2013

This area for official notarial seal.

## OPTIONAL SECTION
## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

**Name of Person or Entity** Name of Person or Entity

## OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: `````

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by <<!!Table Field EONAME Not Found!!>> 11/2007

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California )SS
COUNTY OF Alameda )

On October 31, 2011 before me, Patricia E. Brickley , Notary Public, personally appeared Michael T. Krueger

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 _____

PATRICIA E. BRICKLEY
Commission # 1871874
Notary Public - California
Alameda County
My Comm. Expires Dec 19, 2013

This area for official notarial seal.

## OPTIONAL SECTION
## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

**Name of Person or Entity** Name of Person or Entity

## OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: """""

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by <<!!Table Field EONAME Not Found!!>> 11/2007

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California )SS
COUNTY OF Alameda )

On October 31, 2011 before me, Patricia E. Brickley , Notary Public, personally appeared Michael T. Krueger

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 Patricia E Brickley

PATRICIA E. BRICKLEY
Commission # 1871874
Notary Public - California
Alameda County
My Comm. Expires Dec 19, 2013

This area for official notarial seal.

## OPTIONAL SECTION
## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

**Name of Person or Entity** Name of Person or Entity

## OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: `````

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by <<!!Table Field EONAME Not Found!!>> 11/2007

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California )SS
COUNTY OF Alameda )

On October 31, 2011 before me, Patricia E. Brickley , Notary Public, personally appeared Michael T. Krueger

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 _____

PATRICIA E. BRICKLEY
Commission # 1871874
Notary Public - California
Alameda County
My Comm. Expires Dec 19, 2013

This area for official notarial seal.

## OPTIONAL SECTION
## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

**Name of Person or Entity** Name of Person or Entity

## OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: `````

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by <<!!Table Field EONAME Not Found!!>> 11/2007

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California )SS
COUNTY OF Alameda )

On October 31, 2011 before me, Patricia E. Brickley , Notary Public, personally appeared Michael T. Krueger

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 Patricia E. Brickley

PATRICIA E. BRICKLEY
Commission # 1871874
Notary Public - California
Alameda County
My Comm. Expires Dec 19, 2013

This area for official notarial seal.

## OPTIONAL SECTION
## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

**Name of Person or Entity** Name of Person or Entity

## OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: `````

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by <<!!Table Field EONAME Not Found!!>> 11/2007

***STATE OF TENNESSEE***
***COUNTY OF** WILLIAMSON*

*The actual consideration or value whichever is greater, for this transfer is* $ 5,105,000.00

*Affiant* [signature]

*Subscribed and sworn to before me this the* 15th *day of* November, 2011.

*Notary Public* SR Carter

*My commission expires:* 6/16/13
*(Affix Seal)*

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

:/Form Affidavit of Consideration