This instrument was prepared by:
J. Bryan Echols, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

2803 GALLATIN PIKE

BILL GARRETT, Davidson County
Trans:T20110081007 DEEDQC
Recvd: 12/22/11 08:38 4 pgs
Fees:22.00 Taxes:0.00
20111222-0099915

QUITCLAIM DEED

FROM: JAMES A. ROBERTS AND SUSAN L. ROBERTS, collectively, Grantor

TO: AJT ROBERTS PARTNERS LLC, a Delaware limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
AJT Roberts Partners LLC 341 Trysail Court Foster City, California 94404	Same	72-100-82.00

STATE OF California)
COUNTY OF Sacramento)

The actual consideration for this transfer is ZERO DOLLARS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 16 day of Dec., 2011.

LINDSAY V. BARRETT
Commission # 1811121
Notary Public - California
Sacramento County
My Comm. Expires Aug 25, 2012

Notary Public
My Commission Expires: Aug 25, 2012

FOR AND IN CONSIDERATION OF valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES A. ROBERTS AND SUSAN L. ROBERTS, (collectively, "Grantor"), do quitclaim unto AJT ROBERTS PARTNERS LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and

interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is improved property is known as 2803 Gallatin Pike, Nashville, Tennessee 37216.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 21 day of September, 2011.

GRANTOR:

JAMES A. ROBERTS

SUSAN L. ROBERTS

STATE OF _____)

)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public of said County and State, JAMES A. ROBERTS and SUSAN L. ROBERTS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in _____, _____, this ___ day of _____, 2011.

See attached certificate

Notary Public
My Commission Expires:_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Alameda

On September 21, 2011 (Date) before me, Kim Wodarczyk, Notary Public (Here Insert Name and Title of the Officer),

personally appeared James A. Roberts and Susan L. Roberts (Name(s) of Signer(s)),

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.

KIM WODARCZYK
Commission # 1942099
Notary Public - California
Alameda County
My Comm. Expires Jun 24, 2015

Place Notary Seal Above

Signature: _____ (Signature of Notary Public)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: September 21, 2011 Number of Pages: 2

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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Item #5907

EXHIBIT A

PROPERTY DESCRIPTION

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS:

TRACT 1:

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT "A" ON THE MAP OF BUSH SPAIN'S SUBDIVISION OF PART OF THE ZACK STULL LAND, AS OF RECORD IN BOOK 161, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE WEST RIGHT-OF-WAY OF GALLATIN ROAD, SAME BEING 114.97' NORTH OF THE NORTH RIGHT-OF-WAY OF SPAIN AVENUE, THENCE WITH SAID RIGHT-OF-WAY OF GALATIN ROAD S 23 DEG. 30' W 50.00' TO AN EXISTING IRON PIN, THENCE LEAVING SAID RIGHT-OF-WAY N 66 DEG. 30' W 187.80' TO AN EXISTING IRON PIN, THENCE N 23 DEG. 30' E 50.00' TO AN EXISTING IRON PIN, THENCE S 66 DEG. 30' E 187.80' TO THE POINT OF BEGINNING CONTAINING 0.215 ACRES MORE OR LESS.

TRACT 2:

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT "A" ON THE MAP OF BUSH SPAIN'S SUBDIVISION OF PART OF THE ZACK STULL LAND, AS OF RECORD IN BOOK 161, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE WEST RIGHT-OF-WAY OF GALLATIN ROAD, SAME BEING 64.97' NORTH OF THE NORTH RIGHT-OF-WAY OF SPAIN AVENUE, THENCE WITH SAID RIGHT-OF-WAY OF GALLATIN ROAD S 23 DEG. 30' W 64.97' TO AN EXISTING IRON PIN IN THE NORTH RIGHT-OF-WAY OF SPAIN AVENUE, THENCE WITH SAID RIGHT-OF-WAY OF SPAIN AVENUE N 66 DEG. 30' W 187.80' TO AN EXISTING IRON PIN, THENCE, N 23 DEG. 30' E 64.97' TO AN EXISTING IRON PIN, THENCE S 66 DEG. 30' E 187.80' TO THE POINT OF BEGINNING CONTAINING 0.280 ACRES MORE OR LESS.

Being the same property conveyed to James A. Roberts by Special Warranty Deed of record as Instrument No. 20080214-0014978, Register's Office for Davison County, Tennessee.