BILL GARRETT, Davidson County
Trans:T20120068821 DEEDQC
Recvd: 09/13/12 09:05 3 pgs
Fees:17.00 Taxes:0.00
20120913-0083005

THIS INSTRUMENT PREPARED BY:

Wilson H. Tsai
Attorney At Law
400 S. Beverly Drive, Suite 412
Beverly Hills, California 90212

NAME / ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Pioneer Nashville, LLC **3325 S. Commerce Avenue** **Commerce, California 90040**	**New Owner**	**Map 175** **Parcel 145**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, PIONNER INDUSTRIES, INC. ("Grantor"), does hereby quitclaim to Pioneer Nashville, LLC ("Grantee"):

> All the interest it may possess in a certain parcel of real property, comprising of 5.26 acres of land, more or less, located in Davidson County, Tennessee and more particularly described in the attached Exhibit A.

UNTO THE SAID Pioneer Nashville, LLC, its successors and assigns the interests described herein that PIONEER INDUSTRIES, INC., may possess in and to the above described property, together with all the appurtenances and privileges thereto belonging.

IN WITNESS WHEREOF, PIONEER INDUSTRIES, INC., has caused this instrument to be executed this 23rd day of August, 2012.

PIONEER INDUSTRIES, INC.

By: Frank K.S. Chen
Its: President

STATE OF CALIFORNIA)
) SS
COUNTY OF Los Angeles)

On 08/23/, 2012, before me, Andres Rodriguez, Notary Public
(Name, Title of Officer, e.g., "Jane Doe, Notary Public")

personally appeared Frank K.S. Chen
(Name(s) of Signer(s))

☐ personally known to me -OR-

☑ 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 person(s) acted, executed the instrument.

Witness my hand and official seal.

(Signature ~~of Notary~~)

(SEAL)

My Commission expires:
09/15/2015

ANDRES RODRIGUEZ
Commission # 1952182
Notary Public - California
Los Angeles County
My Comm. Expires Sep 15, 2015

EXHIBIT A

Real Property Description

Legal Description:

Being a tract of land situated in Davidson County, State of Tennessee, and being more particularly described as follows:

Being Lot No. 3, on the subdivision plat of Section Three, Jackson Business Park Subdivision, of record in Plat Book 5200, page 559, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME property conveyed to Carlton D. Baker by Deed from John H. Harland Company of record in Book 10936, page 91, Register's Office for Davidson County, Tennessee. Further conveyed to Pioneer Industries, Inc. of record in Instrument no. 20060609-0068770, Register's Office of Davidson County, TN.

Property Address:

3048 Owen Drive, Antioch, Tennessee 37013

STATE OF Tennessee
COUNTY OF Williamson The actual consideration for this transfer is $ 0.00

Affiant SR Carter

Subscribed and sworn to before me this the 12 day of Sept, 2012.

NICOLE CHAMPION STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Affix Seal)

Notary Public Nicole Champion

My commission expires: 8-28-16