BILL GARRETT, Davidson County
Trans:T20120068821 DEEDQC
Recvd: 09/13/12 09:06 3 pgs
Fees:17.00 Taxes:0.00
20120913-0083006

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 147**

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, PIONEER NASHVILLE II, LLC ("Grantor"), does hereby quitclaim to Pioneer Nashville, LLC ("Grantee"):

> All the interest it may possess in a certain parcel of real property, comprising of 3.55 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 NASHVILLE II, LLC, may possess in and to the above described property, together with all the appurtenances and privileges thereto belonging.

IN WITNESS WHEREOF, PIONEER NASHVILLE II, LLC, has caused this instrument to be executed this 23 day of August, 2012.

PIONEER NASHVILLE II, LLC

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:
09/15/2012

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:

Beginning at an iron rod set on the easterly right-of-way line of Interstate 24 at a corner common with Lot 3 of said Section Three, Jackson Business Park Subdivision;

Thence with the easterly right-of-way line of Interstate 24, North 41 deg 45 min 18 sec West, 704.30 feet to an existing concrete right-of-way monument at a corner common with the property conveyed to L. Hunter Burkitt, Jr. of record in Book 5378, page 757; Book 5237, page 600; Book 7227, page 207;

Thence with the southerly property line of said Burkitt, South 82 deg 49 min 04 sec East, 596.94 feet to an iron rod set on the westerly property line of John H. Moore, et ux of record in Book 542, page 291;

Thence with the westerly property line of Moore, South 03 deg 45 min 11 sec West, 363.20 feet to an iron rod set at a corner common with said Lot 3, Section Three, Jackson Business Park Subdivision;

Thence with the northerly line of said Lot 3, South 48 deg 22 min 55 sec West, 133.03 feet to the point of beginning; containing 155,056 square feet or 3.560 acres more or less.

BEING THE SAME property conveyed to William D. Fields by Limited Warranty Deed from Union Financial Corporation, a Tennessee corporation, of record in Book 9533, page 217, Register's Office for Davidson County, Tennessee, and further conveyed to William D. Fields and/or Bette A. Fields, husband and wife, as Trustees of the William D. Fields and Bette A. Fields Revocable Living Trust dated October 29, 2007, by Quitclaim Deed from William D. Fields, of record in Instrument Number 20080320-0028025, said Register's Office. Further conveyed to Pioneer Nashville II, LLC of record in Instrument No. 20080908-0091561, Register's Office of Davidson County, TN.

Property Address:

12948 Old Hickory Boulevard, Antioch, Tennessee 37013

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

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

Affiant SR Carter

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

Notary Public Nicole Champion

My commission expires: 8-28-16