This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

NCS-643341

Davidson County DEEDWARRSP
Recvd: 02/14/14 13:34 10 pgs
Fees:53.00 Taxes:54575.00
20140214-0013226

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Summit Canterchase I, LLC and Summit Canterchase II, LLC 1901 Murfreesboro Pike Nashville, TN 37217	Summit Canterchase I, LLC and Summit Canterchase II, LLC c/o Summit Equity Investments, Inc. 1640 South Sepulveda Blvd., #308 Los Angeles, CA 90025
Map & Parcel No.:13500036700	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, PC CANTERCHASE, LLC, a Utah limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto SUMMIT CANTERCHASE I LLC, a Delaware limited liability company, as to an undivided 10% interest and SUMMIT CANTERCHASE II, LLC, a Delaware limited liability company, as to an undivided 90% interest, as tenants in common ("Grantee"), their successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See Exhibit A

This is improved property known as 1901 Murfreesboro Pike, Nashville , Tennessee 37217

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of February, 2014.

PC Canterchase, LLC,
a Utah limited liability company

By: PCJ Holdings, LLC,
a Utah limited liability company,
its manager

By: _____

Title: Manager

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

The actual consideration for this transfer or value of the property, whichever is greater, for this transfer is $14,750,000.00.

SUMMIT CANTERCHASE I, LLC
a Delaware limited liability company

By: Summit Equity Investments, Inc.,
a California corporation
Its: Manager

By: _____
Ryan P. Lynch,
Co-Chief Executive Officer

Subscribed and sworn to (or affirmed) before me on this 12th day of February, 2014, by Ryan P. Lynch, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

_____
NOTARY PUBLIC

TINA DERHOVANESSIAN
Commission # 1887985
Notary Public - California
Los Angeles County
My Comm. Expires May 2, 2014

STATE OF UTAH)

)

COUNTY OF UTAH)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Jamie Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the manager of PCJ Holdings, LLC, a Utah limited liability company limited liability company (the "Manager"), which is the manager of PC Canterchase, LLC, a Utah limited liability company (the "Grantor"), and is authorized by the Manager to execute this instrument on behalf of the Manager, the Manager being authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 12th day of February, 2014.

KANDIS BRYANT
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 613351
COMM. EXP. 09-02-2015

NOTARY PUBLIC

My Commission Expires: 09/02/2015

Exhibit A

Legal Description

BEING a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southwest side of Murfreesboro Road approximately 2255 feet northwest of the centerline of Franklin Limestone Road and also being known as Lot Number One on the Canter Chase Apartments Subdivision Plat as of record in Plat Book 6250, page 12, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument located in the East margin of the extension of Harding Place at the northwest comer of Houston T. Ezell as of record in Deed Book 7999, page 690, Register's Office for Davidson County, Tennessee, said point being located south 35° 48' 30" West, 440.00 feet more or less from the centerline of Murfreesboro Road;

THENCE, leaving said East margin South 54° 11' 30" East, 520.78 feet along the West boundary of Houston T. Ezell and the West boundary of K.S. Realty, LLC, formerly of Kwik Sak, Inc., as of record in Deed Book 9790, page 882, formerly described in Deed Book 7659, page 126, to a point in what was the West boundary of Reserved Parcel 350 as shown on the Plat of Canter Chase Apartments as of record in Plat Book 6250, page 12, Register's Office for Davidson County, Tennessee;

THENCE, with said Reserve Parcel South 05° 07' 31" East, 51.08 feet to a point in the North boundary of Una Baptist Church as of record in Deed Book 5086, page 31, Register's Office for Davidson County, Tennessee;

THENCE, leaving said Reserve Parcel 350 and with the Una Baptist Church North boundary. North 85° 22'28" West, 55.42 feet to a point;

THENCE, South 05° 07' 31" West, 572.80 feet to a point being a common comer with the Dewey Pedigo, Jr., Trustee property as of record in Deed Book 9851, page 90, formerly described in Deed Book 9546, page 495, Register's Office for Davidson County, Tennessee;

THENCE, leaving the Una Baptist Church property and with Dewey Pedigo, Jr., Trustee boundary, South 50° 05' 40" West, 275.67 feet to a point;

THENCE, North 79° 53' 10" West, 305.66 feet to a point; THENCE, South 23° 28' 00" West, 315.00 feet to a point in the North boundary of the Howard T. Cherry property as of record in Deed Book 1142, page 408, Register's Office for Davidson County, Tennessee;

THENCE, leaving the Dewey Pedigo, Jr., Trustee property and with Cherry's North boundary. North $86^0$24' 27" West, 851.60 feet to a point;

THENCE, North 10° 35' 36" East, 48.03 feet to a point in the East Margin of Harding Place extension;

THENCE, with said East margin, North 58° 56' 29" East, 48.38 feet to a point, said point being the beginning of a curve to the left;

THENCE, with said curve having a central angle of 23° 26' 09" a radius of 2566.48 feet, a chord bearing of North 47° 22' 29" East, and a curve distance of 1036.22 feet to a point;

THENCE, North 35° 48' 30" East, 263.68 feet to a point in the South boundary line of the Buford R. Jones property as of record in Deed Book 5894, page 128, Register's Office for Davidson County, Tennessee;

THENCE, leaving said East margin and with the Jones boundary. South 85° 36' 15" East, 56.86 feet to a point;

THENCE, North 03° 52' 18" East 91.75 feet to a point in the East margin of said extension;

THENCE, leaving Jones' property with said East margin. North 35° 48' 30" East 259.23 feet to the point of beginning; containing 21.50 acres, more or less.

Together with an easement for the purpose of erecting and maintaining a sign for the Canter Chase Apartments or its successors or assigns as granted in the sign easement of record in Book 6196, page 738, Register's Office for Davidson County, Tennessee. And more particularly described as follows:

Beginning at a concrete monument located in the Southeast intersection of the proposed extension of Harding Place with the Southwest margin of Murfreesboro Road;

Thence leaving the southwest margin of Murfreesboro Road, South 35° 48' 30" seconds West, 25.00 feet to a point; Thence, South 85° 04' 25" West, 45.68 feet to a point;

Thence South 44° 20' 21" West, 20.00 feet to a point; Thence, North 45° 39' 39" West, 25.00 feet to a point in the East margin of said proposed extension of Harding Place; Thence, with said East margin, North 44° 20' 21" East 20.00 feet to a point being the beginning of a radius return to the right; Thence, with the East margin and the radius return to the right having a central angle of a 81° 28' 09" a radius of 60.00 feet and a curve distance of 85.31 feet to the point of beginning. Containing 2,454 square feet, (.056 Acres)

Being the same property to PC Canterchase, LLC, from C-C Canterchase, LLC by deed of record in Instrument No. 201103240022940, in the Register's Office for Davidson County, Tennessee.

Also described in survey prepared by Joseph M. Holland of Joseph G. Petrosky Associates, LLC, RLS No. 1645, dated 11-7-2003, as follows:

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southwest side of Murfreesboro Road approximately 2255 feet Northwest of the centerline of Franklin Limestone Road and also being shown as Lot Number One on the Canter Chase Apartments Subdivision Plat as of record in Plat Book 6250, Page 12, R.O.D.C. and being more particularly described as follows:

Beginning at a concrete monument located in the East margin of the extension of Harding Place at the Northwest corner of Old Hickory Credit Union as of record in Deed Book 20011103, Page

120318, R.O.D.C.; said point being located S35°48'30"W, 440.00 feet more or less from the centerline of Murfreesboro Road;

Thence, leaving said East margin S 54°11'30" E, 520.78 feet along the West boundary of Old Hickory Credit Union and the West boundary of other property of Old Hickory Credit Union as of record in Deed Book 20011103, Page 120317 R.O.D.C., to a point in what was the West boundary of Reserve Parcel "C" as shown on the Plat of Canter Chase Apartments as of record in Plat Book 6250, Page 12, R.O.D.C.;

Thence, with said Reserve Parcel "C" S 05°07'31" W, 51.08 feet to a point in the North boundary of Una Baptist Church as of record in Deed Book 5086, Page 31, R.O.D.C.;

Thence, leaving said Reserve Parcel "C" and with the Una Baptist Church North boundary, N 85°22'28" W, 55.42 feet to a point;

Thence, S 05°07'31" W, 572.80 feet to a point being a common corner with the Resubdivision of Lot 1, Forge Ridge as of record in Plat Book 9700, Page 295, R.O.D.C.;

Thence, leaving the Una Baptist Church property and with Resubdivision of Lot 1, Forge Ridge boundary, S 50°05'40" W, 275.67 feet to a point;

Thence, N 79°53'10" W, 305.66 feet along the North boundary of Resubdivision of Lot 1, Forge Ridge to a point; Thence, S 23°28'00" W, 315.00 feet along the North boundary of Resubdivision of Lot 1, Forge Ridge to a point in the North boundary of the Howard T. Cherry and/or Delia B. Cherry Revocable Living Trust as of record in by Document No. 20030807-0112453, R.O.D.C.;

Thence, leaving Forge Ridge property and with Cherry's North boundary, N 86°24'27" W, 851.60 feet to a point;

Thence, N 10°35'36" E, 48.03 feet to a point in the East margin of Harding Place extension; Thence, with said East margin, N 58°56'29" E, 48.38 feet to a point, said point being the beginning of a curve to the left;

Thence, with said curve, having a central angle of 23°08'00", a radius of 2566.48 feet, a chord bearing of N 47°22'29" E, a chord distance of 129.20 feet, and an arc distance of 1036.22 feet to a point;

Thence, N 35°48'30" E, 263.68 feet to a point in the South boundary line of the James R. Jones property as of record in Deed Book 10712, Page 251, R.O.D.C.:

Thence, leaving said East margin and with the Jones boundary, S 85°36'15" E, 56.86 feet to a point; Thence, N. 03°52'18" E, 91.75 feet to a point in the East margin of said extension; Thence, leaving Jones property with said East margin, N 35°48'30" E, 259.23 feet to the point of beginning;

Containing 21.58 acres, more or less.

Exhibit B

Permitted Exceptions

1. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. Taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

2. No warranty is provided by Grantor as to acreage or square footage contained in the property conveyed hereby.

3. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.

4. Subject to the following matters disclosed on that certain plat of record in Book 6250, Page 12, as amended in Book 6647, page 894, in the Register's Office for Davidson County, Tennessee:

   a) Public Utility and Drainage Easement;
   b) Existing 20' Sewer Easement; and
   c) Minimum building setback lines. The 30' setback line along Harding Avenue was changed to 25' by Ordinance recorded in Book 6647 at Page 894.

5. Agreement by and between Houston T. Ezell and Douglas L. Sanders and Metropolitan Government of Nashville and Davidson County, Tennessee for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated November 23, 1968, recorded January 7, 1969 in Book 4298, page 565, in the Register's Office for Davidson County, Tennessee.

   Agreement by and between Clifton L. Meacham and Metropolitan Government of Nashville and Davidson County, Tennessee for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated March 22, 1974, recorded May 17, 1974 in Book 4816, page 310, in the Register's Office for Davidson County, Tennessee.

   Agreement by and between L & P Partnership and Metropolitan Government of Nashville and Davidson County, Tennessee for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated May 30, 1980 recorded June 6, 1980 in Book 5609, page 758, in the Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement by and between Lokey Properties and The Metropolitan Government of Nashville and Davidson County, dated March 13, 1984, recorded March 22, 1984 in Book 6254, page 493, in the Register's Office for Davidson County, Tennessee.

7. Overhead Line Easement granted by Kenneth R. Lokey, Trustee to Metropolitan Government, dated October 15, 1984, recorded October 19, 1984 in Book 6407, page 894, in the Register's Office for Davidson County, Tennessee.

8. Memorandum of Lease by and between C-C Canterchase, LLC, and Mac-Gray Services, Inc., entered into on April 15, 2008, recorded August 11, 2008 of record in Instrument No. 200808110082575, in the Register's Office for Davidson County, Tennessee.

9. Grant of Easement by and between Comcast of Nashville I, LLC and C-C Canterchase LLC dated

October 17, 2008 and recorded March 20, 2009 of record in Instrument No. 200903200025233, in the Register's Office for Davidson County, Tennessee.

10. Rights of the parties in possession of said land, as tenants only, under the terms of the leases disclosed by Grantor pursuant to the terms of the Purchase and Sale Agreement, with no rights of first refusal to purchase or options to purchase, or any part of the property or interest therein.

11. The following matters disclosed by an ALTA/ACSM survey made by Crawford & Cummings, P.C., on February 4, 2014, revised February 7 and 12, 2014 designated Job No. 14-011:

    a) Overhead powerline located outside of a recorded easement.

True Copy Certification

I, Gregory M. Holbrook, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Utah

County of Salt Lake

Personally appeared before me, Aaron C. Hansen, a notary public for this county and state, Gregory M. Holbrook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/7/14
Notary' Seal (if on paper)

Notary Public
AARON C HANSEN
Commission #583252
My Commission Expires
July 7, 2014
State of Utah