QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas Canyon Properties, LLC (NAME)	Nichols Canyon Properties, LLC (NAME)	
2370 Market Street #458 (ADDRESS)	2370 Market Street #458 (ADDRESS)	
San Francisco, CA 94114 (CITY) (STATE) (ZIP)	San Francisco, CA 94114 (CITY) (STATE) (ZIP)	104-16-288

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL SIMMONS**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **NICHOLAS CANYON PROPERTIES, LLC , A CALIFORNIA LIMITED LIABILITY COMPANY** , HEREINAFTER CALLED THE GRANTEE, ITS SUCCESORS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING THE NORTHERLY PART OF LOT NO. 170 ON BELMONT COMPANY'S PLAN OF LOTS CALLED "BELMONT HEIGHTS" OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LINDEN AVENUE AND OAKLAND STREET; THENCE WITH THE EASTERLY MARGIN OF OAKLAND STREET, SOUTHWARDLY 42.0 FEET; THENCE AT RIGHT ANGLES, EASTWARDLY AND PARALLEL WITH THE SAID ALLEY, NORTHWARDLY TO THE SOUTHERLY MARGIN OF THE SAID LINDEN AVENUE; THENCE WITH THE SAME, WESTWARDLY 65.7 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL SIMMONS BY QUITCLAIM DEED FROM NICHOLAS CANYON PROPERTIES RECORDED JUNE 20, 2013 AS INSTRUMENT NUMBER 20130620-0063456, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as 2400 Oakland Strreet Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 12 day of February, 2014.

Michael Simmons

BILL GARRETT, Davidson County
Trans:T20140011023 DEEDQC
Recvd: 02/18/14 09:05 2 pgs
Fees:12.00 Taxes:0.00
20140218-0013397

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Francisco

On Feb. 12, 2014 (Date) before me, Paul C. Moffett, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Michael Simmons (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.

PAUL C. MOFFETT
Commission # 1933704
Notary Public - California
San Francisco County
My Comm. Expires May 21, 2015

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 Paul C. Moffett (Signature of Notary Public)

Place Notary Seal Above

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: Quit Claim Deed

Document Date: 2/12/14 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER — Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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