This instrument was prepared by:
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BILL GARRETT, Davidson County
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QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Condit Properties, LLC 150 DeBernardo Lane Aptos, CA 95003 Attn: Ross Condit	[Same]	Map 83-5 Parcels 212, 448

For and in consideration of the sum of $10.00 cash in hand paid, **COAST 1031 EXCHANGE, INC.**, a California corporation (the "Grantor"), does hereby quitclaim and convey unto **CONDIT PROPERTIES, LLC**, a California limited liability company (the "Grantee"), all of its right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described on **EXHIBIT "A"** attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 519 and 521 Gallatin Avenue, Nashville, Davidson County, Tennessee.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of this 28 day of March, 2014.

GRANTOR:

COAST 1031 EXCHANGE, INC., a California corporation

By: _____
Name: Thomas Foster
Its: President

STATE OF CALIFORNIA)

)

COUNTY OF Santa Cruz)

On March 6, 2014, before me M. M. IMWALLE, notary public, personally appeared THOMAS FOSTER who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person 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.

M. M. IMWALLE
Comm. 1913710
NOTARY PUBLIC-CALIFORNIA
SANTA CRUZ COUNTY
MY COMMISSION EXPIRES NOV. 19, 2014

Signature _____ (Notarial Seal)_____

Commission Expires: 11-19-2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this the 26th day of March, 2014.

Notary Public

My Commission Expires: November 6, 2017



EXHIBIT "A"

Real Property Description

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 12 and the westerly 106.5 feet of Lot No. 13 on the Plan of the subdivision of the Calvin Davis Lot, part of Block "B" in the F. O. Beazley's Plan of Lots, as of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee, and also being Parcels 212 and 448 on Tax Map 83-5 and being more particularly described according to a survey by Ragan-Smith-Murphy and Associates, Inc., dated January 27, 1989, as follows:

Beginning at a drilled hole in concrete sidewalk at the intersection of the easterly right-of-way line of Gallatin Pike, U. S. 31 E, and the southerly right-of-way line of Stratton Avenue;

Thence, with the southerly right-of-way line of Stratton Avenue, S 80° 40' 02" E, passing the common corner of Lots 12 and 13 at 100 feet, a total of 206.50 feet to an iron pin set at the back edge of concrete sidewalk being the northwesterly corner of a 75-foot wide lot conveyed to Joseph H. Rutherford and wife, Mary Call Rutherford, by deed recorded in Book 6289, Page 863, and Book 6398, Page 200, Register's Office for Davidson County, Tennessee;

Thence, with the westerly line of said lot S 8° 57' 17" W 160.00 feet to an iron pin set on the northerly right-of-way of Alley No. 727;

Thence, with the northerly right-of-way line of Alley No. 727, N 80° 40' 02" W, 241.08 feet to an iron pin set on the easterly right-of-way line of Gallatin Pike;

Thence, with the easterly right-of-way line of Gallatin Pike N 21° 10' 00" E 163.47 feet to the point of beginning and containing 35,806 square feet or 0.822 of an acre.

Being the same property conveyed to Coast 1031 Exchange Inc., a California corporation, by Warranty Deed dated March 11, 2014, and recorded as Instrument No. 201403120020501, Register's Office of Davidson County, Tennessee.