BILL GARRETT, Davidson County
Trans:T20140051462 DEEDQC
Recvd: 07/17/14 13:40 4 pgs
Fees:22.00 Taxes:0.00
20140717-0063385

When recorded return to:

Fidelity National Title - NTS DIV
Attn.: Kelli Vos
One East Washington Street Suite 450
Phoenix, AZ. 85004
602-343-7572

Escrow No. Z1417288

Return to:
Fidelity National Title Group
6840 Carothers Parkway
Suite 200
Franklin, Tennessee 37067
615-242-7400

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

QUITCLAIM DEED

Prepared by and
when recorded, return to:

Mr. David J. Ruyle
Attorney at Law
750 B Street, Suite 3300
San Diego, CA 92101

Mail tax statements to Owner:

Mr. and Mrs. Craig P. Baumann
1810 Caminito Monrovia
La Jolla, California 92037

QUITCLAIM DEED

The undersigned quitclaimor declares: Documentary transfer tax is $0.00. (No consideration has been given. Grantor and Grantee remain the same and continue to hold the same proportionate interest.)

FOR NO CONSIDERATION, TENNESSEE STARBUCKS PROPERTIES, LLC, a California limited liability company, now known as TENNESSEE COFFEE STORES, LLC, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to CRAIG P. BAUMANN AND SUZANNE F. BAUMANN, CO-TRUSTEES OF THE AMENDED AND RESTATED BAUMANN FAMILY TRUST DATED MAY 26, 2011, all of its right, title, and interest in and to the following described real property in the County of Davidson, State of Tennessee:

Legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

Commonly known as 515 Dominican Drive, Nashville, Tennessee 37228.

Dated: June 18, 2014

TENNESSEE STARBUCKS PROPERTIES, LLC
(now known as TENNESSEE COFFEE STORES, LLC)

By: _____
CRAIG P. BAUMANN, Manager

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

On June 18, 2014, before me, Beth Lloyd, Notary Public, personally appeared CRAIG P. BAUMANN, 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.

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.

BETH LLOYD
Commission # 2021987
Notary Public - California
San Diego County
My Comm. Expires Apr 30, 2017

Notary Public
Commission Expires: 4/30/2017

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

The undersigned affiant being first duly sworn, makes oath that the actual consideration for the foregoing transfer, or the value of the property described herein, whichever is greater, is $ 0.00.

CRAIG P. BAUMANN, Affiant

SWORN TO AND SUBSCRIBED before me, this the 18 day of June, 2014.

BETH LLOYD
Commission # 2021987
Notary Public - California
San Diego County
My Comm. Expires Apr 30, 2017

Notary Public
Commission Expires: 4/30/2017

EXHIBIT "A"

Located in Davidson County Tennessee and more particularly described as:

Being Lot No. 1 on the Consolidation Plat Lots 19, 20, 21 and 22, Cantrell Subdivision of the Whiteside Tract, of record as Instrument Number 200605050052438, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

And being the same property conveyed to grantor in Quitclaim Deed of record in the Register's Office for Davidson County, Tennessee as Instrument Number 20110916-0072057.

Tax I.D. No. 081-04-0-096