THIS INSTRUMENT PREPARED BY: Nelson Mullins Riley & Scarborough LLP Attn: Eric Wilensky, Esq. 201 17th Street NW Suite 1700 Atlanta, Georgia 30363 **Record & Return To:** LLU Opus 31, LLC c/o Loma Linda University 11145 Anderson Street Suite 200 Loma Linda, California 92350 Attn: Greg Nelson	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $560,000.00. Affiant Subscribed and sworn to before me this 4th day of December, 2014. Notary Public My Commission expires: July 2, 2018.

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES: JULY 2, 2018

BILL GARRETT, Davidson County
Trans:T20140091006 DEEDWARR
Recvd: 12/04/14 15:43 4 pgs
Fees:23.00 Taxes:2072.00
20141204-0111396

WARRANTY DEED

Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
LLU Opus 31, LLC c/o Loma Linda University 11145 Anderson Street Suite 200 Loma Linda, California 92350 Attn: Greg Nelson	New Owner	Map and Parcel No.: 104-02-0-225

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **310 31ST AVENUE INVESTORS, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold and does hereby transfer and convey unto **LLU OPUS 31, LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

LAND in Davidson County, Tennessee, being Lot No. 12 on the Map of Long and Ashworth's Subdivision of Lot No. 26, Boyd Cockrill Spring Tract, as of record in Plat Book 57, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 310 31ST AVENUE INVESTORS, LLC, by deed from MICHAEL V. MARCHETTI, of record as Instrument No. 20131220-0128701, dated December 20, 2013, said Register's Office.

This is improved property known as 310 31st Avenue North, Nashville, Davidson County, Tennessee 37203.

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 to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, subject however to the matters set forth on **Exhibit A** (the "Permitted Exceptions").

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IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this 4th day of December, 2014.

GRANTOR:

310 31ST AVENUE INVESTORS, LLC,
a Tennessee limited liability company

By: Stonehenge Real Estate Group, LLC,
a Georgia limited liability company,
its Vice President

By: _____
Name: Todd Jackovich
Title: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Todd Jackovich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Manager of Stonehenge Real Estate Group, LLC, the Vice President of 310 31st Avenue Investors, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of December, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Permitted Exceptions

1. 2015 Metropolitan Property Taxes, and subsequent years – a lien not yet due and payable (Map 104-2, Parcels 225, 226 and 227)

2. Matters shown on the survey prepared by Barge Waggoner Sumner & Cannon, Inc., dated September 25, 2014, File No. 3557101, including the location of a 6 foot privacy fence onto adjoining property and 31st Avenue North.