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 for this transfer is $0 Affiant Subscribed and sworn to before me this 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:

BILL GARRETT, Davidson County
Trans:T20140091006 DEEDQC
Recvd: 12/04/14 15:43 3 pgs
Fees:17.00 Taxes:0.00
20141204-0111397

QUITCLAIM DEED

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

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, **310 31ST AVENUE INVESTORS, LLC,** a Tennessee limited liability company ("Grantor"), by these presents does quitclaim and convey unto **LLU OPUS 31, LLC,** a Tennessee limited liability company ("Grantee"), all of its rights, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a parcel of land in Nashville, the 21st Civil District, Urban Utility District, Davidson County, Tennessee. Being the land conveyed to 310 31st Avenue Investors, LLC of record in Instrument No. 20131220-0128701, R.O.D.C., also being Lot 12 on the Map of Long and Ashworth's Subdivision as of record in Book 57, Page 110, R.O.D.C. Being generally located north of Burch Avenue on the east side of 31st Avenue North and being more particularly described as follows:

BEGINNING, at an existing iron pin at intersection of the easterly right-of-way line of 31st Avenue North on the northerly right-of-way of Alley No. 701.5;

THENCE, with said easterly right-of-way line of 31st Avenue North, N 3° 58'21" E, 166.42 feet to an Iron Rod (Old) on the westerly line of Alley No. 719;
THENCE, with the westerly line of Alley No. 719, S 31° 05' 58" E, 135.72 feet to an Iron Rod (Old) on the northerly line of said Alley No. 701.5;

THENCE, with said northerly line of Alley No. 701.5, S 58° 36' 34" W, 95.63 feet to the POINT OF BEGINNING;

Containing 6,489 square feet or 0.15 of an Acre, more or less.

Being the same property conveyed to 310 31st Avenue Investors, LLC, a Tennessee limited liability company, by deed from Michael V. Marchetti, of record as Instrument No. 20131220-0128701, said Register's Office.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

The undersigned parties make no warranties as to the state of the title to the property but acquit any claim that they have to said property and for that purpose thereof makes this conveyance to Grantee.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, we have executed this Quitclaim 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.

~#4825-5866-3200~