BILL GARRETT, Davidson County
Trans:T20150030399 DEEDWARR
Recvd: 04/22/15 10:06 4 pgs
Fees:23.00 Taxes:8832.25
20150422-0035889

When recorded return to:

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

Escrow No. Z1518590

Prepared by:
Miller & Martin, PLLC
Volunteer Building
Suite 1000
832 Georgia Avenue
Chattanooga, Tn. 37402-2289

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

DOCUMENT TO BE RECORDED:

WARRANTY DEED

This instrument prepared by:
Miller & Martin, PLLC
Volunteer Building, Ste. 1000
832 Georgia Avenue
Chattanooga, TN 37402-2289

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel
11995 El Camino Real	11995 El Camino Real	065-13-0-006.00
San Diego, CA 92130	San Diego, CA 92130	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CAR WASH HEADQUARTERS, INC., a Delaware corporation** ("CWH"), as successor in interest to **HCT INVESTMENTS, LLC, a Tennessee limited liability company,** pursuant to that certain Certificate of Merger dated March 24, 2015, by and among CWH, HCT Investments, LLC, a Tennessee limited liability company, HCT Investments II, LLC, a Tennessee limited liability company, and Mt. Juliet Carwash, LLC, a Tennessee limited liability company, Grantor, has this day bargained and sold, and does hereby transfer, warrant, and convey unto **REALTY INCOME PROPERTIES 5, LLC, a Delaware limited liability company,** the Grantee herein, its successors and assigns, that certain tract of land in Davidson County, Tennessee, together with all right, title and interest of Grantor in and to all buildings, facilities and other improvements located thereon, and all rights, easements, privileges, appurtenances and immunities thereto belonging more particularly described as follows:

See Legal Description attached hereto as Exhibit A (the "Property").

TO HAVE AND TO HOLD said Property unto the Grantee, its successors and assigns, forever. Grantor covenants that as of the date of this instrument it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, subject to all matters of record, taxes and assessments not yet due and payable, and matters which would be shown by a current survey or inspection of the Property.

Grantee further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to said Grantee, its successor and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

Witness our hand as of the 24 day of March, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer as of said day and date.

CAR WASH HEADQUARTERS, INC.,
a Delaware limited liability company

By: _____
Name: Ronald R. Kirchoff
Its: Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ronald R. Kirchoff, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Secretary of Car Wash Headquarters, Inc., a Delaware corporation, the within named bargainor, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal this 20th day of March, 2015.

DEANN R. SIMONSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2020

_____
Notary Public

My Commission Expires: January 31, 2020

STATE OF MINNESOTA
COUNTY OF RAMSEY

The actual consideration or value, whichever is greater, for this transfer is $2,387,095.00

_____
Affiant

Subscribed and sworn to before me this the 20th day of March, 2015.

DEANN R. SIMONSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2020

_____
Notary Public

My commission expires:

EXHIBIT A

4841 Lebanon Pike, Hermitage, TN 37076

A tract of land in the 11th Councilmanic District, Metro Nashville-Davidson County, Tennessee, being Parcel 6 on the Tax Map 65-13, and being more particularly described as follows:

Beginning at an iron rod (old) on the northerly right-of-way line (as widened) of Lebanon Pike, U.S. 70 at the southeast corner of Lot No. 4, Section Four, Scott's Hollow Phase One, as of record in Book 11190, Page 59, Register's Office for Davidson County, Tennessee, said pin being 680 feet, more or less, easterly from the east right-of-way line of Big Horn Drive as measured along the north right-of-way line of Lebanon Pike (as widened); thence,

With the east line of Lot No. 4, North 06 degrees 37 minutes 59 seconds West, 249.28 feet; to an iron rod (old) at the northeast corner of Lot No. 4 and the south line of Knollview, as of record in Book 6900, Page 71, Register's Office for Davidson County, Tennessee; thence,

With the south line of Knollview, North 70 degrees 35 minutes 44 seconds East, 137.90 feet; to an iron rod (old); thence,

Continuing with south line of Knollview, North 31 degrees 08 minutes 06 seconds East, 87.37 feet; to an iron rod (new), being the northwest corner of Lot No. 2, Section Two, Scott's Hollow Phase One, as of record in Book 8250, Page 241, Register's Office for Davidson County, Tennessee; thence,

With the west line of Lot No. 2, South 23 degrees 41 minutes 22 seconds East, 272.60 feet; to an iron rod (new) in the northerly right-of-way line (as widened) of Lebanon Pike; thence,

With the northerly right-of-way line of Lebanon Pike (as widened), South 64 degrees 01 minutes 15 seconds West, 100.52 feet to the beginning of a curve; thence,

Continuing with said right-of-way line with a curve to the right having a radius of 3222.04 feet, a central angle of 03 degrees 13 minutes 48 seconds, an arc length of 181.63 feet and a chord bearing and distance of South 65 degrees 45 minutes 56 seconds West, 181.61 feet, to the Point of Beginning, and containing 58,479 square feet or 1.342 acres, more or less.

Being the same property conveyed to HCT Investments, LLC by deed from Ragan-Smith Associates, Inc., Trustee, of record by Instrument Number 20041123-0140192 in the Register's Office for Davidson County, Tennessee.