BILL GARRETT, Davidson County
Trans:T20150030399 DEEDWARR
Recvd: 04/22/15 10:08 4 pgs
Fees:23.00 Taxes:7161.30
20150422-0035891

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. Z1518591

Prepared by:
Miller & Martin, PLLC
Volunteer Building, Ste. 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	135-00-0240.00
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:

STATE OF MINNESOTA
COUNTY OF RAMSEY

The actual consideration or value, whichever is greater, for this transfer is $1,935,486.00.

_____
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

2130 Murfreesboro Pike, Nashville, TN 37217

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of The Shoppes at Nashboro Village of record in Instrument No. 20050525-0059136, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description thereof.

Being part of the same property conveyed to HCT Investments, LLC, a Tennessee limited liability company by deed of record in Instrument No. 20050622-0071803, Register's Office Davidson County, Tennessee.