BILL GARRETT, Davidson County
Trans:T20150030399 DEEDWARR
Recvd: 04/22/15 10:12 4 pgs
Fees:23.00 Taxes:9548.40
20150422-0035895

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. Z1518599

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	072-10-0-012.00
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 II, 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 $2,580,649.00.

_____
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

2831 Gallatin Pike, Nashville, TN 37216

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 1 & 2 on the plan of Dr. E.T. Brown's Subdivision of the J.B. King Land of record in Plat Book 332, Page 69, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot Nos. 1 and 2 adjoin and front together 100 feet on the westerly side of Gallatin Road and extends back between parallel lines, 200 feet to an alley.

Being the same property conveyed to Randall H. Fuqua, James L. Fuqua, Jr., Robert A. Fuqua, Matthew Fuqua and Vincent Fuqua by Amended Final Decree Confirming Sale of record in Instrument Number 20081212-0119685, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being part of Lot No. 3 in the Subdivision of Lot No. 3 and part of Lot No. 2 of the Stull Lands, of record in Plan Book 57, Page 123, Register's Office for Davidson County, Tennessee and described as follows: Beginning at a post on the present westerly margin of the Gallatin Pike; thence with the north line of 7.75 acres of land conveyed to William Bate Dozier by deed of record in Book 589, Page 188, said Register's Office, north 76 ¾ ° west 195 ½ feet to the easterly margin of an alley; thence with the easterly margin of said alley, south 21° west 150 feet to a stake; thence South 76 ¾° east 195 ½ feet to a stake on the present west margin of said Gallatin Pike; thence with the west margin of said Pike north 21° east 150 feet to the beginning, being the northeast part of said 7.75 acre tract according to a survey made by Erle Drake, County Surveyor, July 31, 1926.

Said tract is also known as Lot No. 1 on the Map of Dozier Place, of record in Plat Book 974, Page 51, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to HCT Investments, LLC by Special Warranty Deed of record at Instrument No. 20131104-0114284, and by Quitclaim Deeds at Instrument No. 20131104-0114285, Instrument No. 20131105-0114634 and Instrument No. 20131104-0114286, Register's Office for Davidson County, Tennessee.