Davidson County DEEDQC
Recvd: 07/07/15 13:53 5 pgs
Fees:28.00 Taxes:3038.92
20150707-0065802

True Copy Certification

I, Zachary M. Crosby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Minnesota

County of Hennepin

Personally appeared before me, Kari J. Olson, a notary public for this county and state, Zachary M. Crosby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kari J. Olson
Notary's Signature

My Commission Expires: 1/31/2016
Notary Seal (if on paper)

KARI J. OLSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS INSTRUMENT PREPARED BY:
SA Group Properties, Inc.
9467 Milliken Avenue
Rancho Cucamonga, CA 91730

OWNER AND RESPONSIBLE TAX PAYER:
S7 Capital Group, LLC
P.O. Box 58925
Nashville, TN 3702

RETURN TO:
Zachary M. Crosby
Chicago Title Insurance Company
222 South 9th Street, Suite 3060
Minneapolis, MN 55402

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that SA GROUP PROPERTIES, INC., a Minnesota corporation, on this the 29 day of June, 2015, for good and valuable consideration, does hereby bargain, sell, release, remise, quitclaim and convey unto S7 Capital Group, LLC, a Tennessee limited liability company, all its right, title and interest in and to the following described real estate, to wit:

SEE EXHIBIT A, ATTACHED.

IN TESTIMONY WHEREOF I have hereunto set my hand this 29 day of June, 2015.

SA GROUP PROPERTIES, INC.,
a Minnesota corporation

By: _____
Jeffrey Tamara, its Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF SAN BERNARDINO)

On Jun 29, 2015, before me, Linda Cordero, a Notary Public, personally appeared [illegible], who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Linda Cordero
Signature of Notary

(SEAL)

LINDA CORDERO
Commission # 2040999
Notary Public - California
San Bernardino County
My Comm. Expires Oct 9, 2017

State of Minnesota
County of Hennepin

The actual consideration or value, whichever is greater, for this transfer is $821,331.

Affiant

Sworn to and subscribed before me on this the 30th day of June, 2015.

Notary Public

My commission expires: 1/31/2016

KARI J. OLSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2016

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2 ON THE PLAN ENTITLED "AN AMENDMENT TO THE FINAL PLAT, PHASE ONE, RANSOM PLACE," OF RECORD IN PLAT BOOK 7900, PAGE 638, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SA GROUP PROPERTIES, INC., A MINNESOTA CORPORATION, BY SUBSTITUTE TRUSTEE'S DEED FROM FBT OF TENNESSEE, INC., SUBSTITUTE TRUSTEE, OF RECORD IN INSTRUMENT NO. 20141208-0112333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address:	2241 Murfreesboro Road, Nashville, State of Tennessee, 37217
Parcel Number:	Map 135-140-B, Parcel 091.00CO