BILL GARRETT, Davidson County
Trans:T20150068466 DEEDQC
Recvd: 08/14/15 11:53 6 pgs
Fees:32.00 Taxes:0.00
20150814-0081740

QUITCLAIM DEED

FROM: CND Lexington Gardens, L.L.C.
TO: Passco Lexington DST

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Passco Lexington DST		128040A00800CO
c/o Passco Companies, LLC	Same	128040A00900CO
2050 Main Street, Suite 650		128040A01000CO
Irvine, California 92614		128040A01100CO
Attn: John W. Fitzgibbon, Esq.		

THIS INSTRUMENT PREPARED BY: Katten Muchin Rosenman, LLP, Michael A. Goodwin, Esq., 2900 K Street Northwest, North Tower-Suite 200, Washington, D.C. 20007

STATE OF CA)
COUNTY OF Orange)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2015.

S. CRAM
Commission # 1950200
Notary Public - California
Orange County
My Comm. Expires Sep 25, 2015

Notary Public
My Comm. Expires: 9/25/15

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CND Lexington Gardens, L.L.C.**, a Delaware limited liability company, hereinafter called "GRANTOR", does hereby quitclaim and convey unto **Passco Lexington DST**, a Delaware statutory trust, hereinafter called "GRANTEE", its successors and assigns, all of its right title and interest in and to the following described land in Davidson County, State of Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference.

[Remainder of Page Intentionally Blank]

109703682

WITNESS its hand this _____ day of August, 2015.

GRANTOR:

CND Lexington Gardens, L.L.C.,
a Delaware limited liability company

By: _____
Name: David B. Daniel
Title: Vice President

STATE OF Washington,)
COUNTY OF District of Columbia

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David Daniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of CND Lexington Gardens, L.L.C., the within named bargainor, a Delaware limited liability company, and that he, as such Vice President, 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 Vice President.

Witness my hand and seal, at office in the District of Columbia, this the 28 day of July, 2015.

_____
NOTARY PUBLIC

My Commission Expires: STACY M. ROSENTHAL NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires October 14, 2016

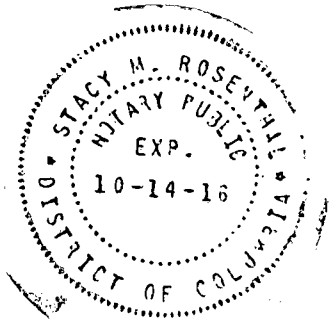


EXHIBIT A

DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION OF: TRACT 1, LOT 1

Beginning at a rebar stamped #3050 in the easterly right-of-way of Old Hickory Boulevard and a southwest corner of the Tony L. Patton property as recorded in Instrument #20060918-0115010, Register's Office of Davidson County, Tennessee (R.O.D.C.).

Thence, leaving the easterly right-of-way of Old Hickory Boulevard and with the southerly boundary of Tony L. Patton, the following three calls and distances:

1. South 76 degrees 00 minutes 28 seconds East 260.95 feet to an existing 5/8" rebar Delle cap,
2. South 07 degrees 13 minutes 56 seconds West 95.85 feet to an existing 1/2" rebar without cap,
3. South 81 degrees 01 minutes 29 seconds East 340.15 feet to an existing 1/2" rebar without cap at the northwest corner of the Lexington, Phase 2, (parcel 10) as recorded in Plat Book 9700, page 404, R.O.D.C.;

Thence leaving the southerly boundary of Tony L. Patton and with the westerly boundary of Lexington, Phase 2, (parcel 10) the following three calls and distances:

4. South 09 degrees 04 minutes 58 seconds West 219.69 feet to an existing 5/8" rebar GS & P cap,
5. South 49 degrees 27 minutes 50 seconds West 536.16 feet to an existing 5/8" rebar GS & P cap,
6. South 08 degrees 15 minutes 16 seconds West 292.71 feet to an existing 5/8" rebar GS & P cap at the northeast corner of Lot 2 of The Lexington, Phase 1 as recorded in Plat Book 7900, page 895, R.O.D.C.;

Thence, with the northerly boundary of Lot 2, the following calls:

1. North 81 degrees 47 minutes 09 seconds West 79.90 feet to an existing 5/8" rebar GS & P cap,
2. South 27 degrees 58 minutes 35 seconds West 79.93 feet to an existing 5/8" rebar GS & P cap,
3. A curve to the left having an arc length of 110.11 feet, a radius of 466.84 feet, a tangent of 55.31 feet and a chord bearing of South 68 degrees 48 minutes 13 seconds East, a distance of 109.86 feet to an existing mag nail in concrete in the westerly boundary of The Lexington Phase 2, (parcel 10);

Thence, with the westerly boundary of The Lexington, Phase 2, (parcel 10) the following three calls and distances:

1. South 08 degrees 06 minutes 34 seconds West 129.95 feet to an existing 1/2" rebar,
2. North 81 degrees 51 minutes 18 seconds West 233.90 feet to an existing 1/2" rebar,
3. South 08 degrees 10 minutes 49 seconds West 372.95 feet to an existing 1/2" rebar in the northerly boundary of the Alice Ann Anderson property as recorded in Deed Book 7543, page 913, R.O.D.C.;

Thence, with the northerly boundary of Alice Ann Anderson, North 81 degrees 57 minutes 13 seconds West 384.26 feet to an existing 5/8" rebar 3050 cap in the easterly right-of way of Old Hickory Boulevard;

Thence, with the easterly right-of-way of Old Hickory Boulevard the following 12 calls and distances:

1. North 16 degrees 40 minutes 53 seconds West 17.34 feet to an existing concrete Right-of-Way monument,
2. North 03 degrees 55 minutes 58 seconds East 96.96 feet to an existing concrete Right-of-Way monument,
3. North 29 degrees 12 minutes 39 seconds West 113.18 feet to an existing 5/8" rebar 3050 cap,
4. A curve to the right having an arc length of 588.83 feet, a radius of 1392.39 feet, a tangent of 298.88 feet and a bearing of North 16 degrees 41 minutes 40 seconds East, a distance of 584.45 feet to a 5/8" rebar with Gresham, Smith and Partners (GS&P) cap set;
5. North 30 degrees 51 minutes 22 seconds East 157.75 feet to a 5/8" rebar with GS&P cap set;
6. North 31 degrees 54 minutes 55 seconds East 599.59 feet to a 5/8" rebar with GS&P cap set;
7. North 32 degrees 49 minutes 25 seconds East 41.34 feet to a 5/8" rebar with GS&P cap set;
8. South 56 degrees 32 minutes 58 seconds East 3.00 feet to a 5/8" rebar with GS&P cap set;
9. North 33 degrees 27 minutes 41 seconds East 10.00 feet to a 5/8" rebar with GS&P cap set;
10. North 56 degrees 32 minutes 58 seconds West 3.00 feet to a 5/8" rebar with GS&P cap set;
11. North 28 degrees 55 minutes 57 seconds East 106.01 feet to a 5/8" rebar with GS&P cap set;
12. a curve to the right having an arc length of 27.30 feet, a radius of 1,677.02 feet, a tangent of 13.65 feet and a chord of North 28degrees 54minutes 29seconds East a distance of 27.30 feet to the Point of Beginning.

The described parcel contains 946,026 square feet more or less or 21.72 acres more or less.

LEGAL DESCRIPTION OF: TRACT 1, LOT 2

Beginning at a rebar with GS&P cap found in the westerly boundary of The Lexington, Phase 2, as recorded in Plat Book 9700, page 404, R.O.D.C. and a interior corner of Lot 1 of The Lexington, Phase 1 as recorded in Plat Book 7900, page 895, R.O.D.C.; the same being the northeast corner of the herein described parcel;

Thence, with the westerly boundary of The Lexington, Phase 2, South 08degrees 08minutes 38 seconds West, a distance of 99.90 feet to a mag nail in concrete;

Thence, with Lot 1 the following calls;

1. A curve to the right having an arc length of 110.11 feet, a radius of 466.84 feet, a tangent of 55.31 feet and a chord bearing of North 68 degrees 48 minutes 13 seconds West, a distance of 109.86 feet to a rebar with GS&P cap found;
2. North 27 degrees 58 minutes 35 seconds East, a distance of 79.93 feet to a rebar with GS&P cap found;
3. South 81 degrees 47 minutes 09 seconds East, a distance of 79.90 feet to the Point of Beginning.

The above described parcel contains 8,588 square feet more or less or 0.20 acres more or less.

LEGAL DESCRIPTION OF: TRACT 2

Beginning at a 1/2" rebar in the southerly boundary of the Tony L. Patton property as recorded in Instrument #20060918-0115010, R.O.D.C. and the northeast corner of Lot 1 of The Lexington, Phase 1 as recorded in Plat Book 7900, page 895, R.O.D.C., the same being the northwest corner of the herein described parcel;

Thence, with the southerly boundary of Patton, South 81 degrees 09 minutes 54 seconds East, a distance of 186.75 feet to a 5/8"rebar with GS&P cap set;
Thence, South 84 degrees 19 minutes 47 seconds East, a distance of 424.35 feet to a rebar with GS&P cap found in the westerly boundary of The Lexington, Phase 3, as recorded in Plat Book 9700, page 104, R.O.D.C;

Thence, with the westerly boundary of The Lexington, Phase 3, South 28 degrees 17 minutes 46 seconds West, a distance of 1,633.59 feet to a rebar with GS&P cap found in the northerly boundary of Phase V, Williamsburg Village as recorded in Plat Book 6250, page 437, R.O.D.C.;

Thence, with the northerly boundary of Phase V, Williamsburg Village, North 81 degrees 52 minutes 59 seconds West, a distance of 640.12 feet to a 1/2" rebar found in the northerly boundary of the Alice Ann Anderson property as recorded in Deed Book 7543, page 913, R.O.D.C. and the southwest corner of The Lexington, Phase 1;

Thence, with the easterly boundary of The Lexington, Phase 1, the following calls;
1. North 08 degrees 10 minutes 49 seconds East, a distance of 372.95 feet to a 1/2" rebar found;
2. South 81 degrees 51 minutes 18 seconds East, a distance of 233.90 feet to a 1/2" rebar found;
3. North 08 degrees 06 minutes 34 seconds East, a distance of 129.95 feet to a mag nail in concrete;
4. North 08 degrees 08 minutes 38 seconds East, a distance of 99.90 feet to a rebar with GS&P cap found;
5. North 08 degrees 15 minutes 16 seconds East, a distance of 292.71 feet to a rebar with GS&P cap found;
6. North 49 degrees 27 minutes 50 seconds East, a distance of 536.16 feet to a rebar with GS&P cap found;
7. North 09 degrees 04 minutes 58 seconds East, a distance of 219.69 feet to the Point of Beginning.

The above described parcel contains 978,839 square feet more or less or 22.47 acres more or less.

LEGAL DESCRIPTION OF: TRACT 3

Beginning at a rebar with GS&P cap found at the northeast corner of The Lexington, Phase 2, as recorded in Plat Book 9700, page 404, R.O.D.C. , and the southeast corner of the Dorothy I Tolbert property as recorded in Deed Book 7744, page 10, R.O.D.C.;

Thence, with the Easterly boundary of the Dorothy I. Tolbert property, the following two calls and distances:

1. North 10 degrees 25 minutes 09 seconds East 318.16 feet to an existing 5/8" rebar GS & P cap,
2. North 07 degrees 37 minutes 53 seconds East 335.81 feet to a 5/8" rebar with GS&P cap set in the southerly boundary of Lot 2 of the James Tolbert Subdivision as recorded in Plat Book 5190, page 516, R.O.D.C.;

Thence, with Lot 2 of the James Tolbert Subdivision, South 83 degrees 30 minutes 36 seconds East, a distance of 591.31 feet to an existing 5/8" rebar GS & P cap found at a northwest corner of Phase V, Williamsburg Village, as recorded in Plat Book 6250, page 437, R.O.D.C.

Thence, with the boundary of Phase V, Williamsburg Village the following four calls and distances:

1. South 06 degrees 20 minutes 23 seconds West, 1140.08 feet to an existing 5/8" rebar GS & P cap,

2. South 27 degrees 24 minutes 22 seconds West, 877.80 feet to an existing 5/8" rebar GS & P cap,
3. South 63 degrees 47 minutes 44 seconds West, 420.09 feet to an existing 5/8" rebar GS & P cap,
4. North 81 degrees 46 minutes 14 seconds West, 562.97 feet to an existing 5/8" rebar GS & P cap found at the southeast corner of The Lexington, Phase 2;

Thence, with the westerly boundary of The Lexington, Phase 2, North 28 degrees 17 minutes 46 seconds East , a distance of 1,633.59 feet to the Point of Beginning.

The described parcel contains 1,574,451 square feet more or less or 36.14 acres more or less.

TOGETHER WITH:

(i) Non-exclusive easement for ingress and egress upon, over and through Private Drive "A" as shown on the Plan filed of record in Book 7900, page 895 in the Register's Office for Davidson County, Tennessee, and as referenced in the instrument filed of record in Deed Book 10186, page 464.

(ii) A non-exclusive easement for ingress and egress upon, over and through Private Drive "B" as shown on the Plan filed of record in Book 7900, page 895, in the Register's Office for Davidson County, Tennessee, and as described in the instrument filed of record in Deed Book 9530, page 388, in said Register's Office, as affected by instrument filed of record in Deed Book 10268, page 418 in said Register's Office.

(iii) Those non-exclusive easements for public utilities, drainage and water lines as shown on Plan filed of record in Book 7900, page 895, in the Register's Office for Davidson County, Tennessee and on the Plan filed of record in Book 9700, page 404, in the Register's Office for Davidson County, Tennessee.

(iv) Those non-exclusive easements for the purpose of access to and installing and maintaining pipes and lines for transmission of water from a water storage facility as described in the Declaration of Covenants, Conditions and Restrictions and Reciprocal Easement Agreement filed of record in Book 10268, page 418, in the Register's Office for Davidson County, Tennessee.

(v) Those non-exclusive easements for the purpose in installing and maintaining signs as described in the Sign Easement Agreement filed of record in Book 10300, page 584, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CND Lexington Gardens, L.L.C., a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20080131-0010235, in the Register's Office of Davidson County, Tennessee.