BILL GARRETT, Davidson County
Trans:T20150104736 DEEDQC
Recvd: 12/11/15 09:57 5 pgs
Fees:28.00 Taxes:2627.36
20151211-0124739

THIS INSTRUMENT PREPARED BY:

Blanchard, Krasner & French, APC
800 Silverado Street, 2nd Floor,
La Jolla, CA 92037
(858) 551-2440

# QUITCLAIM DEED

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**ADDRESS OF NEW OWNER:**
MNG II, LP
9171 Towne Centre Drive, Suite 335
San Diego, CA 92122

**SEND TAX BILLS TO:**
New Owner

**Map and Parcel No.:** Map 142-0, Parcel 136
**Property Address:** 7093 Old Harding Pike, Nashville, TN 37221

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FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, receipt which is hereby acknowledged, **Granite Peak Property Investments, LP, a California limited partnership, successor by conversion to Granite Peak Property Investments, a California general partnership** ("Grantor"), by these presents does hereby quitclaim and convey unto **MNG II, LP**, a California limited partnership ("Grantee"), its successors and/or assigns, all its right, title and interest, in and to the following described trace of land:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cates Subdivision, of record in Plat Book 6050, page 205, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Granite Peak Property Investments, a California general partnership by Quitclaim Deed from MNG Magicals, LLC, of record in Instrument No.: 20080529-0054851, Register's Office for Davidson County, Tennessee.

Executed to be effective June 10, 2015

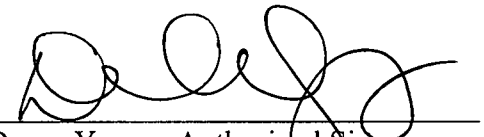
**[Signature Page to Follow]**

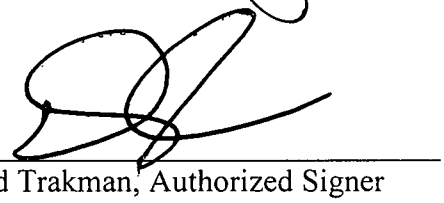
**IN WITNESS WHEREOF**, Grantor has signed and sealed this Deed as of the date shown above.

**GRANTOR:**

Granite Peak Property Investments, LP,
a California limited partnership

By: MNG Real Estate Investments, LLC,
a California limited liability company
Its: General Partner

By: 
Daron Young, Authorized Signer

By: 
David Trakman, Authorized Signer

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 DIEGO

On June 10, 2015, before me, Anna Lisa Vega, Notary Public, Notary Public, personally appeared Daron Young, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument he, or the entity upon behalf of which he 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.

(Seal)

WITNESS my hand and official seal.

Signature _____

ANNA LISA VEGA
Commission # 2091020
Notary Public - California
San Diego County
My Comm. Expires Dec 20, 2018

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

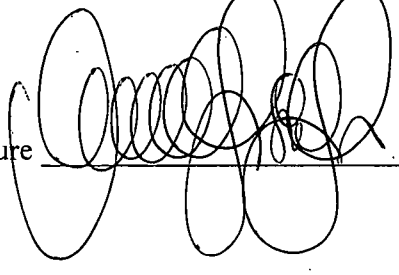
COUNTY OF SAN DIEGO

On June 10, 2015, before me, Anna Lisa Vega, Notary Public, personally appeared David Trakman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument he, or the entity upon behalf of which he 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.

(Seal)

WITNESS my hand and official seal.

Signature 



# AFFIDAVIT OF VALUE

**STATE OF STATE** of California
**COUNTY** of San Diego

I hereby swear or affirm that the actual consideration for this transfer, or value of the property being conveyed, whichever is greater, is $710,098.

Affiant

Subscribed and sworn to (or affirmed) before me this 10 day of June, 2015.

Signature of Notary

My Commission Expires: Dec. 20, 2018

ANNA LISA VEGA
Commission # 2091020
Notary Public - California
San Diego County
My Comm. Expires Dec 20, 2018