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20160209-0012437

QUITCLAIM DEED

FROM: MARTIN AND MARTIN PROPERTIES, LLC AND GULCH 123 HOLDINGS, LLC
Grantors

TO: MARTIN AND MARTIN PROPERTIES, LLC AND GULCH 123 HOLDINGS, LLC
Grantees

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Martin and Martin Properties, LLC 4125 W. Noble Avenue, Suite 381 Visalia, CA 93277	(new owner)	Map 93-9, Parcels 107.00 and 108.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

Sworn to and subscribed before me, this 8th day of February, 2016.

CONNIE J. SERRANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Notary Public

My Commission Expires: January 6, 2020

WHEREAS:

A. By Special Warranty Deed recorded as Instrument No. 20150310-0020605 in the Register's Office for Davidson County, Tennessee, Martin and Martin Properties, LLC ("Martin") received an undivided 91.30% interest as a tenant in common in the property described therein and in Exhibit A hereto (the "Property") and Gulch 123 Holdings, LLC ("Gulch") received an undivided 8.70% interest as a tenant in common in the Property.

B. The Property is currently designated as two separate tax parcels, namely Map 93-9, Parcels 107.00 and 108.00.

C. Martin and Gulch wish to combine said parcels into one tax parcel in the official records of the Metropolitan Government of Nashville and Davidson County, Tennessee, with the result that the Property shall thereafter be designated as one tax parcel, namely, Map 93-9, Parcel 107.00.

D. For the purpose of accomplishing the above-described consolidation, Martin and Gulch enter into this Quitclaim Deed.

NOW THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors convey their respective interests in and to the Property as follows:

Martin and Martin Properties, LLC, hereby quitclaims and conveys to Martin and Martin Properties, LLC, its undivided 91.30% interest as a tenant in common in the Property.

Gulch 123 Holdings, LLC, hereby quitclaims and conveys to Gulch 123 Holdings, LLC its undivided 8.70% interest as a tenant in common in the Property.

The Property is improved property known as 121 and 123 12th Avenue South, Nashville, Tennessee, and is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness their hands this 1st day of ~~January~~ February 2016.

GRANTORS:

MARTIN AND MARTIN PROPERTIES, LLC, a Delaware limited liability company

By: _____

Name: William Martin

Title: Manager

GULCH 123 HOLDINGS, LLC, a Tennessee limited liability company

By: _____

Name: Joshua Martin

Title: Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Orange)

On Feb 2nd, 2016 before me, Megha Vashi, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Joshua Wiand Martin
Name(s) of Signer(s)

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.

Signature _____
Signature of Notary Public

MEGHA VASHI
Commission # 2083064
Notary Public - California
Orange County
My Comm. Expires Sep 25, 2018

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Tulare)

On February 4, 2016 before me, Paulette Gallian, a Notary
Date *Here Insert Name and Title of the Officer*

personally appeared William Martin
Name(s) of Signer(s)

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.

Signature _____
Signature of Notary Public

PAULETTE GALLIAN
Commission # 2036334
Notary Public - California
Tulare County
My Comm. Expires Sep 6, 2017

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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EXHIBIT A

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO KNOWN AS LOTS 227, 228 AND 229 ON THE PLAN OF MCNAIRY'S WEST NASHVILLE LOTS, AS OF RECORD IN MINUTE BOOK "C" PAGES 136 AND 137, OF THE CHANCERY COURT AT NASHVILLE;

BEGINNING AT A PK NAIL SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GRUNDY STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF 12TH AVENUE NORTH;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF GRUNDY STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF 12TH AVENUE NORTH, SOUTH 27 DEG 24 MIN 08 SEC EAST, 160.00 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH 1212 BROADWAY PARTNERS, AS OF RECORD AS INSTRUMENT NO. 20120712-0061308, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 12TH AVENUE NORTH WITH THE NORTHERLY PROPERTY LINE OF 1212 BROADWAY PARTNERS, SOUTH 62 DEG 21 MIN 08 SEC WEST, 150.12 FEET TO AN IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NO. 626;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY N0. 626, NORTH 27 DEG 24 MIN 08 SEC WEST, 127.00 FEET TO A PK NAIL SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRUNDY STREET; THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF GRUNDY STREET, NORTH 49 DEG 57 MIN 56 SEC EAST, 153.84 FEET TO THE POINT OF BEGINNING, CONTAINING 21,542 SQUARE FEET (0.495 ACRES MORE OR LESS)

Being the same property conveyed to Martin and Martin Properties, LLC (an undivided 91.30% interest as tenant in common), and to Gulch 123 Holdings, LLC (an undivided 8.70% interest as a tenant in common), by Special Warranty Deed of record in Instrument No. 20150310-0020605, Register's Office for Davidson County, Tennessee.