BILL GARRETT, Davidson County
Trans:T20160040240 DEEDQC
Recvd: 05/13/16 14:41 5 pgs
Fees:27.00 Taxes:0.00
20160513-0048042

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
ExchangeRight Real Estate, LLC
Attn: Kimberly Lehtman, Esq.
200 S. Los Robles Avenue, Suite 210
Pasadena, CA 91101

QUITCLAIM DEED

THIS INDENTURE, made and executed this 18th day of April, 2016 and shall be effective as May 10, 2016, by and between **EXCHANGERIGHT NET LEASED PORTFOLIO 12, LLC**, an Iowa limited liability company ("**Grantor**") and **EXCHANGERIGHT NET LEASED PORTFOLIO 12 DST**, a Delaware statutory trust ("**Grantee**"),

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby quitclaim and convey unto Grantee all of Grantor's right, title and interest in and to the following described tract of land situated and being in the City of Nashville, County of Davis, State of Tennessee:

SEE **EXHIBIT A** ATTACHED HERETO
AND INCORPORATED HEREIN REFERENCE

[REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

EXCHANGERIGHT NET LEASED PORTFOLIO 12, LLC,
an Iowa limited liability company

By: EXCHANGERIGHT REAL ESTATE, LLC,
its sole Member

By: _____
Name: Warren Thomas
Title: Manager

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 Los Angeles

On April 19 2018 before me, K. Sanzon Notary Public
(here insert name and title of officer), personally appeared Warren Thomas,
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 _____ (Seal)

K. SANZON
Commission No. 2133281
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires NOVEMBER 9, 2019

STATE OF _____)
COUNTY OF _____)

The actual consideration or value for this transfer of property, whichever is greater is $0.00.

AFFIANT:

EXCHANGERIGHT NET LEASED PORTFOLIO 12 DST,
a Delaware statutory trust

By: EXCHANGERIGHT ASSET MANAGEMENT, LLC,
a California limited liability company, its Manager

By: EXCHANGERIGHT REAL ESTATE, LLC,
its sole Member

By: _____
Name: Warren Thomas
Title: Manager

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 Los Angeles

On April 18, 2016 before me, K. Sanzon Notary Public
(here insert name and title of officer), personally appeared Warren Thomas,
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 _____ (Seal)

K. SANZON
Commission No. 2133281
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires NOVEMBER 9, 2019

(FOR RECORDING DATA ONLY)

Property Address:
1001 Riverside Drive, Nashville, Tennessee

Property Owner:
EXCHANGERIGHT NET LEASED PORTFOLIO 12 DST
200 S. Los Robles Avenue, Suite 210
Pasadena, CA 91101

Tax Parcel I.D. No. 083-03-0-260.00

Mail tax bills to: (Person or Agency responsible for payment of taxes)
ExchangeRight Real Estate, LLC
200 S. Los Robles Avenue, Suite 210
Pasadena, CA 91101

Exhibit A
Legal Description

Being a tract of land lying in the 6th Councilmanic District of Nashville, Davidson County, Tennessee, also being Lot 12 and a portion of Lots 10 and 11 on the Plan of W.S. Ashworth's Subdivision of Lots 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, Page 153, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron rod at the intersection of the easterly right-of-way line of Riverside Drive, width varies, and the southerly right-of-way line of Alley Number 1999 (unimproved), 14 feet in width;

Thence leaving the easterly right-of-way line of Riverside Drive with the southerly right-of-way line of Alley Number 1999, South 81 Degrees 34 Minutes 32 Seconds East, 157.70 feet to an iron rod set;

Thence North 07 Degrees 00 Minutes 00 Seconds East, 3.94 feet to an iron rod set;

Thence South 82 Degrees 56 Minutes 59 Seconds East, 127.35 feet to an iron rod set;

Thence South 07 Degrees 23 Minutes 27 Seconds West, 7.00 feet to an existing iron rod at a corner common with the property of Ernie Meadows, Jr., as of record in Deed Book 10566, Page 955, in the Register's office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Alley Number 1999 with the westerly property line of Ernie Meadows, Jr., South 07 Degrees 23 Minutes 27 Seconds West, 160.00 feet to an iron rod set in the northerly right-of-way line of Rosebank Avenue, width varies;

Thence with the northerly right-of-way line of Rosebank Avenue, North 81 Degrees 34 Minutes 32 Seconds West, 153.97 feet to a PK nail set in the easterly right-of-way line of said Riverside Drive;

Thence leaving the northerly right-of-way line of Rosebank Avenue with the easterly right-of-way line of Riverside Drive, North 31 Degrees 34 Minutes 33 Seconds West, 197.68 feet to a PK nail set;

Thence along a curve to the right, with an arc length of 10.97 feet, the radius of which is 280.00 feet, the central angle of which is 02 Degrees 14 Minutes 42 Seconds, the chord of which is North 30 Degrees 27 Minutes 12 Seconds West, 10.97 feet to the POINT OF BEGINNING.

Containing 35,832 Square Feet (0.82 Acres more or less).

As described according to a survey prepared by L. Kevin Morehead, RLS No. 2315, Initial Point Land Surveying, Inc., File No. 1404C007, dated May 5, 2014, last revised November 19, 2014.

The above description includes those portions of the right of way within Alley No. 1999 abandoned by Metropolitan Government of Nashville and Davidson County ("Metro") Ordinance Number BL2014-826 dated August 20, 2014, and Metro Ordinance Number BL2014-875 dated October 13, 2014.

Tax I.D. No. 083-03-0-260.00

Being the same property conveyed to **ExchangeRight Net Leased Portfolio 12, LLC**, an Iowa limited liability company, by Deed from Riverside Drive Healthcare, LLC, a Tennessee limited liability company, recorded at Instrument No. 20160513-0048038, Register's Office of Davidson County, Tennessee; and

Being the same property conveyed to **ExchangeRight Net Leased Portfolio 12, DST, a Delaware statutory trust**, by Deed recorded at Instrument No. 20160513-0048042, Register's Office of Davidson County, Tennessee.