BILL GARRETT, Davidson County
Trans:T20160064241 DEEDQC
Recvd: 07/26/16 14:15 5 pgs
Fees:27.00 Taxes:0.00
20160726-0076875

THIS INSTRUMENT PREPARED BY: **ANDRA J. HEDRICK** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer is $none. Affiant Subscribed and sworn to before me, this 25 day of ~~June~~ July, 2016. Notary Public My commission expires: 3/6/2020

CANDACE M. PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

Address New Owner As Follows: c/o Warren Properties, Inc. P.O. Box 469114 Escondido, CA 92046 Attention: Chief Financial Officer	Send Tax Bills To: Same	Map-Parcel Number: 133 15 0 134.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Joanne C. Warren, as Trustee of the Frank R. Warren and Joanne C. Warren Revocable Trust dated August 2, 1985** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto the **Warren Family Limited Partnership, a Delaware limited partnership** ("Grantee"), its successors and or assigns, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described in Exhibit A.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

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

Subscribed and sworn to (or affirmed) before me on this 30 day of June, 2016, by Joanne C. Warren,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

KARI ALDRETE
Commission # 2030510
Notary Public - California
San Diego County
My Comm. Expires Jul 20, 2017

(Seal)

Signature

WITNESS my hand this 30 day of June, 2016

Joanne C. Warren

JOANNE C. WARREN, TRUSTEE

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 30, 2016 before me, Kari Aldrete,
Notary Public, personally appeared JOANNE C. WARREN, 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.

KARI ALDRETE
Commission # 2030510
Notary Public - California
San Diego County
My Comm. Expires Jul 20, 2017

Signature Kari

(Seal)

Exhibit A

Property situated in the First Civil District of Anderson County, Tennessee and within the Corporate Limits Of Oliver Springs, Tennessee, and located on the northeasterly side of Tri-County Boulevard and being Lot 1 as shown on plat entitled "Corrected Plat, Property of Fred Eugene Lee" as Recorded in Plat Cabinet 4, Envelope 46-A in the Office of the Register of Deeds for Anderson County, Tennessee and being more fully described by metes and bounds as follows:

BEGINNING on an iron pin (set) in the northeasterly right of way line for Tri-County Boulevard (Tennessee Highway 61 & 62), said iron pin being located at Tennessee Lambert Grid Position X-2,494,226.40, Y=602,179.50; Thence, with line(s) of Fred Eugene Lee as follows: 1.) along line adjacent to street reserved, North 23deg 58min 53sec East 199.27 feet to an iron pin (found); 2.) along a line adjacent to proposed roadway, South 53deg 57min 07sec East 351.72 feet to an iron pin (found); 3.) along a line adjacent to street reserved. South 54deg 56min 31sec West 224.52 feet to an iron pin (set) in the northeasterly right of way line for Tri-County Boulevard (Tennessee Highway 61 & 62) which point is located at 680 feet (more or less) in a northwesterly direction from the intersection of Tri-County Boulevard (Tennessee Highway 61 & 62) with the CSX Railroad; Thence, with the right of way line for Tri-County Boulevard (Tennessee Highway 61 & 62), with a curve to the left, along a radius of 1,693.09 feet for an arc length of 238.20 feet and having a chord of North 49deg 43min 25sec West 238.01 feet to the point of Beginning. Containing 1.365 Acres (more or less).

Also conveyed herewith is the non-exclusive use of an easement for ingress and egress being located adjacent to the northeasterly right of way line for Tri-County Boulevard (Tennessee Highway #61 and #62) and also adjacent to the northwesterly line of the tract described above with the said easement being described by metes and bounds as follows: BEGINNING on an iron pin (set) at the same as the beginning of the tract as described above, which beginning is further defined as being located at Tennessee Lambert Grid Position X=2,494,226.40 and Y=602,179.50; Thence, from said beginning, with the right of way line for Tri-County Boulevard (Tennessee Highway #61 and #62), with a curve to the left, along a radius of 1,693.09 feet for an arc length of 49.87 feet and having a chord of North 54deg 35min 52sec West 49.87 feet to an iron pipe (found); Thence, across lands of Fred Eugene Lee as follows: 1.) North 23deg 59min 09sec East 50.00 feet to a point; 2.) South 54deg 35min 49sec East 49.86 feet to a point in the northwesterly line of tract conveyed herein and described above: Thence, with line of tract conveyed above, South 23deg 58min 53sec West 50.00 to the point of beginning.

Also conveyed herewith is the non-exclusive use of an easement for ingress and egress being located adjacent to the northeasterly right of way line for Tri-County Boulevard (Tennessee Highway #61 and #62) and also adjacent to the southeasterly line of the tract described above with the said easement being described by metes and bounds as follows: BEGINNING on an iron pin (set) at the easterly corner of the tract as described above, which beginning is further defined as being located at 680 feet (more or less) in a northwesterly direction from the intersection of Tri-County Boulevard (Tennessee Highway 61 & 62) with the CSX Railroad; Thence, with the southwesterly line of tract conveyed herein and described above, North 54deg 56min 31sec East 224.52 feet to an iron pin (found) at the easterly corner of said tract; Thence, South 45deg 13min 57sec East 50.16 feet to an iron pin (found) at a corner of Ethanol Corporation; Thence, with the northwesterly line of Ethanol Corporation (N-17/813), South 54deg 56min 31sec West 224.86 feet to a point in the northeasterly right of way line for Tri-County Boulevard; Thence, with the northeasterly right of way line for Tri-County Boulevard (Tennessee Highway #61 and #62), with a curve to the left, along a radius of 1,693.09 feet for an arc length of 53.38 feet and having a chord of North 44deg 50min 43sec West 50.10 feet to the point of beginning.

The above as shown on a map of survey by Lackey and Associates, Inc. of 128 East Tri-County Boulevard, Oliver Springs, TN 37840, survey date November 30, 1993, and being designated as Drawing

Exhibit A

Being a 4.63, more or less, acre portion of Reserved Parcel "D" on the Revised Plan of Welshwood Park as of record in Book 4300, page 6, Register's Office Davidson County, Tennessee.

Beginning at a point lying on the northerly margin of Welshwood Drive, said point further described as being the southeast corner of Lot No. 4 on the Plan of Welshwood Park, Section 5, as of record in Book 4470, page 117, Register's Office, Davidson County, Tennessee, and being further described as being the southwest corner of the herein described tract; thence leaving the said northerly margin of Welshwood Drive, and running with the easterly line of the said Lot No. 4 on the Plan of Welshwood Park, Section 5, north 4° 24' 30" east a distance of 273.86 feet to a point lying on the southerly line of the Mary Hicks Proctor property; thence leaving the said easterly property line of Lot No. 4 and running with the said southerly line of Mary Hicks Proctor property south 86° 15' 55" east a distance of 84.08 feet to an existing concrete monument; thence north 68° 33' 30" east a distance of 304.57 feet to a point, said point further described as lying south 68° 33' 30" west a distance of 400.13 feet from the westerly margin of Nolensville Road; thence leaving the said southerly line of the Mary Hicks Proctor property in a southerly direction around a curve, having a radius of 2855.8 feet to the right a distance of 315.97 feet to a point; thence south 16° 47' east a distance of 268.7 feet to a point lying on the northerly margin of Welshwood Drive. Said point being further described as lying 378.28 feet from the most westerly return point at the intersection of Nolensville Road and Welshwood Drive; thence running with the said northerly margin of Welshwood Drive in a westerly direction around a curve, having a radius of 456.56 feet to the right a distance of 231.39 feet to a concrete monument; thence north 67° 13' west a distance of 322.94 feet to a concrete monument, the beginning of a curve; thence around a curve having a radius of 419.75 feet, to the left a distance of 52.45 feet to the point of beginning, containing 4.63 more or less, acres.

BEING the property conveyed to Frank R. Warren and Joanne C. Warren, as Trustees of the Frank R. Warren and Joanne C. Warren Revocable Trust UAD August 2, 1985 from Frank R. Warren and wife, Joanne C. Warren by quitclaim deed of record in Book 7498, page 692, Register's Office, Davidson County, Tennessee. Frank R. Warren died on January 25, 2014, leaving Joanne C. Warren as sole Trustee of the Frank R. Warren and Joanne C. Warren Revocable Trust UAD August 2, 1985.

The legal description above is the same as in the previous deed of record.

This is improved property known as 420 Welshwood Drive, Nashville, TN 37211.