BILL GARRETT, Davidson County
Trans:T20160074866 DEEDWARRSP
Recvd: 08/26/16 15:27 6 pgs
Fees:33.00 Taxes:1203.91
20160826-0089774

# SPECIAL WARRANTY DEED

**FROM:** Gulch 123 Holdings, LLC
**Grantor**

**TO:** Martin and Martin Properties, LLC
**Grantee**

This instrument was prepared by:

J. David Wicker, Esq.
Stites & Harbison, PLLC
SunTrust Plaza
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

| **Address of New Owner(s):** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| Martin and Martin Properties, LLC<br>4125 W. Noble Avenue,<br>Suite 381<br>Visalia, CA 93277 | Same | Map 93-9<br>Parcels 107.00 and 108.00 |

STATE OF California )
)
COUNTY OF San Luis Obispo )

The actual consideration for this transfer is Three Hundred Twenty-Five Thousand Three Hundred Eighty and No/100 Dollars ($325,380.00).

Affiant

SWORN TO AND SUBSCRIBED before me, this 24th day of August, 2016.

Notary Public

My Commission Expires:

See Attached
8/25/16

19792N:160352:1186985:2:NASHVILLE

# CALIFORNIA JURAT

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 LUIS OBISPO )

Subscribed and sworn to (or affirmed) before me on this 25TH day

of AUGUST , 20 16 , by WILLIAM A. MARTIN

,

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

MICHAEL A. LUND
COMM. #2095159
Notary Public - California
San Luis Obispo County
My Comm. Expires Dec. 30, 2018

(Seal)

Signature _____

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

This certificate is attached to a document titled/for the purpose of

SPECIAL WARRANTY DEED

containing 1 pages, and dated 8/25/16 .

**Additional Information**

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

© Copyright 2007-2015 Notary Rotary, Inc. PO Box 41400, Des Moines, IA 50311-0507. All Rights Reserved. Item Number 101884. Please contact your Authorized Reseller to purchase copies of this form.

FOR AND IN CONSIDERATION OF the sum of Three Hundred Twenty-Five Thousand Three Hundred Eighty and No/100 Dollars ($325,380.00), the receipt and sufficiency of which are hereby acknowledged, Gulch 123 Holdings, LLC, a Tennessee limited liability company (the "Grantor"), bargained and sold, and by these presents does transfer and convey unto Martin and Martin Properties, LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns, an undivided 8.70% interest in certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference and any improvements therein.

This is improved property located at 121 and 123 12th Avenue North, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand as of this 24th day of August, 2016.

**GRANTOR:**

Gulch 123 Holdings, LLC, a Tennessee limited liability company

By: _____
Print Name: Joshua Martin
Title: Member Manager

STATE OF CALIFORNIA )
)
COUNTY OF ORANGE )

Before me, SHANE THOMAS JOHNSON, a Notary Public of said County and State, personally appeared Joshua Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Gulch 123 Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Gulch 123 Holdings, LLC by himself as a Member.

Witness my hand and seal, at Office in NEWPORT BEACH, CA, this 24 day of August, 2016.

Notary Public

My Commission Expires: 09/16/2016

SHANE THOMAS JOHNSON
Commission # 1991314
Notary Public - California
Orange County
My Comm. Expires Sep 16, 2016

**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 IN INSTRUMENT NO. 201207120061308, 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, UNDIVIDED 91.30% INTEREST AS TENANTS IN COMMON AND GULCH 123 HOLDINGS, LLC, UNDIVIDED 8.70% INTEREST AS TENANTS IN COMMON, by deed from JP REALTY GROUP, LLC, of record in Instrument No. 20150310-0020605, dated March 10, 2015, said Register's Office. For further reference see Quitclaim Deed of record in Instrument No. 20160209-0012437, said Register's Office, combining the designated two separate parcels into one designated parcel number.

**EXHIBIT B**
**PERMITTED ENCUMBRANCES**

1. Taxes for the year 2016, a lien, but not yet due and payable.