BILL GARRETT, Davidson County
Trans:T20160078484 DEEDWARRSP
Recvd: 09/07/16 15:14 2 pgs
Fees:13.00 Taxes:5550.00
20160907-0094242

THIS INSTRUMENT PREPARED BY:
ERNEST D. BENNETT, III
2021 RICHARD JONES ROAD
SUITE 220
NASHVILLE, TN 37215

SPECIAL WARRANTY DEED

FROM:

RDG Entertainment, Limited Partnership,
an Alberta, Canada limited partnership

TO:

Old Castile Properties, L.P.,
a California limited partnership

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

State of TENNESSEE
County of DAVIDSON

The actual consideration for the transfer of this interest is $1,500,000.00

Affiant

Subscribed and sworn to before me this 2nd day of September, 2016.

Notary Public

Commission Expiration Date

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Old Castile Properties, L.P. 5213 W Main Street Turlock, CA 95380	SAME	104-04-0-134.00

FOR AND IN CONSIDERATION OF the sum of TEN Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RDG Entertainment, Limited Partnership, an Alberta, Canada limited partnership**, hereinafter called ("GRANTORS"), have bargained and sold, and by these presents does transfer and convey unto **Old Castile Properties, L.P., a California limited partnership**, hereinafter called ("GRANTEE"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Margaret R. Shields Subdivision of Lots Nos. 5 and 6 in O. B. Hayes Plan of Large Lots, of record in Book 57, Page 33, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

SAID Lot No. 18 fronts 50 feet on the easterly side of 17th Avenue South, formerly Addition Street, and runs back between parallel lines 162 1/2 feet to an alley.

BEING the same property conveyed to RDG Entertainment, Limited Partnership by deed from Carolyn N. Killen, unmarried, of record in Instrument No. 20070330-0038228, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1010 17th Avenue South, Nashville, TN 37212.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17 day of August, 2016.

GRANTOR:
RDG Entertainment, Limited Partnership,
an Alberta, Canada limited partnership

By: _____
Randy Gee
Its: General Partner

PROVINCE OF ALBERTA
CANADA

Before me, the undersigned, a Notary Public in and for the Province aforesaid, personally appeared Randy Gee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be *General Partner of RDG Entertainment, Limited Partnership*, the within named bargainor, a limited partnership and that as such Randy Gee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership as General Partner.

Witness my hand and seal, at office in Lake Country, British Columbia, this the 17 day of August, 2016.

My Commission Expires: non-expiring

_____
NOTARY PUBLIC

Leah McKenzie-Brown
Lawyer and Notary
Winfield Professional Building
102-3121 Hill Road
Lake Country, BC V4V 1G1
778-480-6229

No advice sought or given.