This instrument prepared by:
Jay Smith
First American Title Insurance Company
611 Commerce St., Ste. 3101
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 09/07/16 15:15 9 pgs
Fees:48.00 Taxes:5661.00
20160907-0094250

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Number:
Mary L. Hamilton Legacy Trust 3940 San Gregorio Way San Diego, CA 92130	Same	135 00 0 414.00

WARRANTY DEED

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

3R Investment Group, LP, a California limited partnership

hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto

Mary L. Hamilton Legacy Trust dated 12/13/2012

hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1 on the plan of the Re-subdivision of Lot 1, Ransom Park Commercial, Section 1, of record in Instrument No. 20070815-0097731, said Register's Office for Davidson County, Tennessee, as to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to 3R Investment Group, LP, a California limited partnership by quitclaim deed of record in Instrument No. 201404220033730, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1000 Capital Funds Court, Nashville, Tennessee.

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. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the matters as shown on Exhibit "A". We do further covenant and bind ourselves, successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons. 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 this 1st day of SEPTEMBER, 2016.

3R Investment Group, LP,
a California limited partnership

By: _____
Chester James Rouse, general partner

STATE OF California)

COUNTY OF Fresno)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Chester James Rouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general partner of 3R Investment Group, LP, a limited partnership, the within named bargainor, and that he, as such general partner, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the limited partnership by himself as such general partner.

Witness my hand and official seal at office this 1st day of Sept., 2016.

_____
Notary Public

My commission expires: Sep 26, 2019

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.

GRACE MANLY
Commission # 2128035
Notary Public - California
Fresno County
My Comm. Expires Sep 26, 2019

(Signature page for Chester James Rouse)

Witness this 1st day of September, 2016.

3R Investment Group, LP,
a California limited partnership

By: Dee Rouse Leonard
Dee Rouse Leonard, general partner

STATE OF CA)

COUNTY OF NAPA)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Dee Rouse Leonard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the general partner of 3R Investment Group, LP, a limited partnership, the within named bargainor, and that (s)he, as such general partner, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the limited partnership by her/himself as such general partner.

Witness my hand and official seal at office this 1 day of SEPTEMBER, 2016.

Diana Gaza
Notary Public

My commission expires: 03/28/2020 PLEASE SEE ATTACHED ACKNOWLEDGMENT

(Signature page for Dee Rouse Leonard)

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 NAPA)

On 1 SEPTEMBER 2016 before me, DIANA GARZA, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared DEE ROUSE LEONARD
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.

DIANA GARZA
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2144749
NAPA COUNTY
My Comm. Exp. March 29, 2020

Signature Diana Garza
Signature of Notary Public

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: WARRANTY DEED
Document Date: SEPT. 1 2016 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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Witness this 1st day of September, 2016.

3R Investment Group, LP,
a California limited partnership

By: _____
Lowell John Rouse, general partner

STATE OF CALIFORNIA

COUNTY OF Santa Barbara

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Lowell John Rouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general partner of 3R Investment Group, LP, a limited partnership, the within named bargainor, and that he, as such general partner, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the limited partnership by himself as such general partner.

Witness my hand and official seal at office this _____ day of _____, 2016.

SEE ATTACHED CA Jurat
Notary Public

My commission expires: APRIL 20, 2019

(Signature page for Lowell John Rouse)

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 SANTA BARBARA)

On SEPTEMBER 1, 2016 *Date* before me, SHARON LOREN ACOSTA - NOTARY PUBLIC *Here Insert Name and Title of the Officer*,

personally appeared LOWELL JOHN ROUSE *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.

SHARON LOREN ACOSTA
COMM. #2107875
NOTARY PUBLIC-CALIFORNIA
SANTA BARBARA COUNTY
My Comm. Expires April 20, 2019

Signature _____
Signature of Notary Public

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: WARRANTY DEED Document Date: 9.1.16

Number of Pages: N/A Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: LOWELL JOHN ROUSE	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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STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROEPRTY, WHICHEVER IS GREATER, IS $1,530,000.00.

Claire Beuc
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th **DAY OF** September, **2016.**

Elizabeth Puckett
NOTARY PUBLIC

My Commission expires: 5/6/19

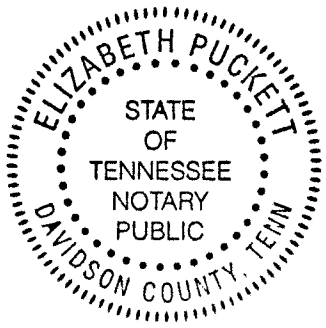


EXHIBIT "A"

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. All matters as shown on that certain plat of record in Instrument No. 200708150097731, in the Register's Office of Davidson County, Tennessee.

3. Easement recorded in Book 2649, page 593, in the Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 200107240078014, in the Register's Office for Davidson County, Tennessee.

5. Memorandum of Lease by and between Evagelos Darsinos and George Darsinos, (landlord) and Jack in the Box Eastern Division L.P., a Texas limited partnership (tenant) of record in Instrument No. 200207300091293, in the Register's Office for Davidson County, Tennessee, as assigned in Instrument No. 201004300033185, in said Register's Office.

6. Declaration of Easements of record in Instrument No. 200207300091926, in the Register's Office for Davidson County, Tennessee.

7. Easement of record in Instrument No. 200210180128038, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

