BILL GARRETT, Davidson County
Trans:T20160110602 DEEDWARRSP
Recvd: 12/16/16 09:43 5 pgs
Fees:28.00 Taxes:6186.84
20161216-0131963

THIS INSTRUMENT PREPARED BY:

Alexandria Tripoli
Blanchard, Krasner & French, APC
800 Silverado Street, 2nd Floor
La Jolla, CA 92037

RESPONSIBLE TAXPAYER AND OWNER:
Niki Holdings, LP
11260 El Camino Real, Suite 220
San Diego, CA ~~92122~~ 92130

Property Tax Map and Parcel No.: Map and Parcel - 07500016800
Property Address: 5006 Old Hickory Blvd., Hermitage, TN 37076

State of State of California
County of San Diego

The actual consideration or value, whichever is greater for this transfer is $1,672,119.

Affiant

Subscribed and sworn to (or affirmed) before me this 10 day of June, 2015.

My Commission Expires: DEC. 20, 2018

ANNA LISA VEGA
Commission # 2091020
Notary Public - California
San Diego County
My Comm. Expires Dec 20, 2018

Signature of Notary

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, REA Modesto, LP, a California limited partnership ("**Grantor**") has bargained and sold, and by these presents does transfer and convey unto Niki Holdings, LP, a California limited partnership ("Grantee"), Grantee's successors and/or assigns, all its right, title and interest, in and to the certain tracts or parcels of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 4, FINAL PLAT FOR RE-SUBDIVISION OF LOTS 4 & 5, HERMITAGE MARKET PLACE, as shown on plat of record in Plat book 8250, page 748, in the Register's Office, Davidson County, Tennessee, to which plat reference is made for a more complete description of said lot.

Being the same property conveyed to REA Modesto, LP, a California limited partnership by Special Warranty Deed from James H. Benson and Judy L. Benson, recorded on the 2nd day of October 2013 in Instrument Number 20131002-0103397, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **County taxes for the current fiscal year and subsequent years, matters shown on the Plan of record and restrictive covenants of record.**
2. **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Final Plat for Re-Subdivision of Lots 4 & 5, Hermitage Market Place, as recorded in Plat Book 9700, page 222, Plat book 9700, page 243 and Plat Book 8250, page 748, said Register's Office.**
3. **Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions, Liens, Easements and Restrictions recorded in Book 10202, page 607 and Book 10484, page 833, said Register's Office.**
4. **Easement recorded in Book 5647, page 515, said Register's Office.**
5. **Storm Water Detention Agreement as set forth in instrument recorded in Book 7323, page 649, said Register's Office.**
6. **All of the terms and provisions set forth and contained in that certain Lease of which is recorded in Book 10551, page 618, as affected by Ratification Agreement recorded in Book 10792, page 298, said Register's Office.**
7. **Grant of Underground Utility Easement as set form in instrument recorded in Book 10689, page 81, said Register's Office.**

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land; has a good right to convey it.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

And Grantor, does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Executed to be effective December 31, 2015

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed as of the date shown above.

GRANTOR:

REA Modesto, LP,
a California Limited Partnership

By: MNG Management, LLC,
a California limited liability company
Its: General Partner

By: _____
Daron Young, Authorized Signer

By: _____
David Trakman, Authorized Signer

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 10, 2015, before me, Anna Lisa Vega, Notary Public, Notary Public, personally appeared Daron Young, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument he, or the entity upon behalf of which he 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.

(Seal)

WITNESS my hand and official seal.

Signature _____

ANNA LISA VEGA
Commission # 2091020
Notary Public - California
San Diego County
My Comm. Expires Dec 20, 2018

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 10, 2015, before me, Anna Lisa Vega, Notary Public, personally appeared David Trakman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument he, or the entity upon behalf of which he 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.

(Seal)

WITNESS my hand and official seal.

Signature 

