This instrument prepared by:

Chicago Title Insurance Company
701 B Street, Suite 1120
San Diego, CA 92101

Bill Garrett Davidson County
Batch# 5878 DEEDWARR
09/29/2017 09:40:48 AM 3 pgs
Fees: $18.00 Taxes: $7,707.10

20170929-0099720

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JBDS V, LLC, a Delaware limited liability company	JBDS V, LLC, a Delaware limited liability company	
(NAME) Dino Savant	(NAME) Dino Savant	09515000700
(STREET ADDRESS OR ROUTE NUMBER) 3630 Birch Street, Suite 260	(STREET ADDRESS) 3630 Birch Street, Suite 260	
(CITY) (STATE) (ZIP) Newport Beach, CA 92660	(CITY) (STATE) (ZIP) Newport Beach, CA 92660	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, David T. Easley, Trustee of the Coast Pointe Orthopaedic Medical Group, A.P.C., Profit Sharing Plan under the Agreement dated November 18, 1991 have this day bargained and sold, and do hereby transfer and convey unto the said JBDS V, LLC, a Delaware limited liability company the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Exhibit 'A' attached hereto incorporated herein

STATE OF California
COUNTY OF San Diego

The actual consideration or value whichever is greater, for this transfer is $ 2,083,000.00

Affiant David T. Easley

Subscribed and sworn to before me this the 26th *day of* September 2017

My commission expires: April 4, 2018 *(Affix Seal)*

Notary Public Kelly De Young

KELLY DE YOUNG
Commission # 2063294
Notary Public - California
San Diego County
My Comm. Expires Apr 4, 2018

This is unimproved ( ) property, known as 622 McGavock Pike Nashville, TN *improved* (X)
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 26 *day of* SEPTEMBER 2017, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David T. Easley, Trustee of the
Coast Pointe Orthopaedic Medical Group,
A.P.C., Profit Sharing Plan under the
Agreement dated November 18, 1991

STATE OF California
COUNTY OF San Diego

Personally appeared before me, Kelly DeYoung, a Notary Public in and for said County and State, David T. Easley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that David T. Easley executed the within instrument for the purposes therein contained, and who further acknowledged that David T. Easley is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of September, 2017.

Kelly De Young

Notary Public

My Commission Expires: April 4, 2018

KELLY DE YOUNG
Commission # 2063294
Notary Public - California
San Diego County
My Comm. Expires Apr 4, 2018

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, the within named bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___day of _____,20__.

Notary Public

My Commission Expires:

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and official seal, at office in _____, this _____ day of ____, 2000.

Notary Public

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

The land referred to in this commitment is situated in the State of Tennessee, County of Davidson and is more particularly described as follows:

Being a tract of land in the First Civil District, Nashville, Tennessee, located generally on the south side of Elm Hill Pike between McGavock Pike and Briley Parkway. Being Lot 1 on the Final Subdivision Plat entitled Jack-in-the-Box Elm Hill Pike at McGavock Pike as of record in Instrument No. 20010525-0054768, R.O.D.C., and being more particularly described as follows:

Beginning at an iron pin found with cap "Delle 1710" in the easterly line of the Metropolitan Government, Nashville Electric Power Board, as of record in Deed Book 2157, Page 251, R.O.D.C., said iron pin also being in the southerly right-of-way line of Elm Hill Pike and being located N 76° 55' 20" W, 376.91 feet from the centerline intersection of Elm Hill Pike and McGavock Pike;

THENCE, with the southerly right-of-way line of Elm Hill Pike along a curve to the right 33.12 feet to an iron pin found, said curve having a central angle of 01° 59' 13", a radius of 954.93 feet, a tangent of 16.56 feet and a chord of S 67° 59' 20" E, 33.12 feet;

THENCE, continuing with said right-of-way line, S 66° 59' 44" E, 197.45 feet to an iron pin found;

THENCE, with said right-of-way line, S 42° 23' 14" E, 94.47 feet to an iron pin found in the westerly right-of-way line of McGavock Pike;

THENCE, with said westerly right-of-way line of McGavock Pike, S 29° 58' 46" W, passing a witness iron pin found at 115.21 feet, in all 154.82 feet;

THENCE, continuing with said right-of-way line S 29° 41' 28" W, 20.06 feet to an iron pin found with cap 1486;

THENCE, along a curve to the right 35.91 feet to an iron pin found in the northerly right-of-way line of Old Elm Hill Pike, said curve having a central angle of 82° 18' 02" a radius of 25.00 feet, a tangent of 21.85 feet and a chord of S 70° 50' 35" W, 32.90 feet;

THENCE, with the northerly right-of-way line of Old Elm Hill Pike, N 68° 00' 24" W, 64.54 feet to an iron pin found;

THENCE, continuing with said right-of-way line along a curve to the left 149.47. feet to an iron pin found, said curve having a central angle of 11° 46' 02", a radius of 727.80 feet, a tangent of 75.00 feet and a chord of N 73° 53' 25" W, 149.21 feet;

THENCE, continuing with said right-of-way line, N 79° 46' 26" W, 16.21 feet to a 5/8" rebar set with cap MBS 1649;THENCE, leaving said right-of-way line of Old Elm Hill Pike with the northerly property line of Lot 2 of the above referenced plat the following three calls:

N 10° 13' 35" E, 10.26 feet to the centerline of Sims Branch;
N 48° 56' 37" W, 150.98 feet with the centerline of Sims Branch;
N 22° 53' 51" W, 46.08 feet to a southeast comer of Bobby Howard and Rebecca Howard, as of record in Instrument #200008020076458, R.O.D.C.

THENCE, with the southerly line of said Howard, N 73° 34' 47" B 142.82 feet to an iron pin found;

THENCE, with the easterly line of Howard, N 10° 45' 26" W, 20.19 feet to an iron pin found with cap "Delle 1710", said iron pin being the southwest comer of Metropolitan Government, Nashville Electric Power Board, as of record in Deed Book 2157, page 251, R.O.D.C.;

THENCE, with the southerly line of said Nashville Electric Power Board, N 79° 14' 34" E, 65.00 feet to an iron pin found;

THENCE, with the easterly line of said Nashville Electric Power Board, N 11° 06' 59" W, 29.74 feet to the point of beginning.

According to a final subdivision plat entitled Jack-in-the-Box, Elm Hill Pike at McGavock Pike, prepared by Sawyer Land Surveying, Mark E. Sawyer, R.L.S., Tennessee License 1649, dated October 27, 2000, File 00-097.

Being the same property conveyed to David T. Easley & Terri J. Easley, as Trustees for the Coast Pointe Orthopaedic Medical Group, A.P.C., Profit Sharing Plan under the Agreement dated November 18, 1991 by Special Warranty Deed of record in Instrument No. 200106280068738, in the Register's Office of Davidson County, Tennessee.