This Instrument Prepared By:

Darlene Taylor Marsh
Darlene Marsh, LLC
P. O. Box 59332
Nashville, TN 37205

Map/Parcel No. 104-02-0-225.0

Bill Garrett Davidson County
Batch# 12979 DEEDQC
10/12/2017 03:59:13 PM 9 pgs
Fees: $47.00 Taxes: $0.00



20171012-0104875

Address New Owner/
Send Tax Bills to:

SP/LLU Opus 29, LLC
c/o Security Properties, Inc
701 Fifth Avenue Suite 5700
Seattle, Washington 98104
Attention: Robert M. Krekower

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LLU OPUS 31, LLC**, a Tennessee limited liability company, (hereinafter the "**GRANTOR**"), does hereby quitclaim and convey unto **SP/LLU OPUS 29 LLC,** a Delaware limited liability company (hereinafter the "**GRANTEE**"), its successors and assigns, all of its right, title and interest in and to that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on **Exhibit A**, attached hereto and incorporated herein by reference.

This is improved property known as 300 31st Avenue, North, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed by and through its duly authorized officer as of this 9th day of October, 2017.

LLU OPUS 31, LLC, a Tennessee limited liability company

By: Loma Linda University,
a California nonprofit religious corporation,
its sole member

By: _____
Name: Rodney Neal
Title: Sr VPF

By: _____
Name: Donald Wright
Title: Assistant Secretary

See attached

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public of said county and state, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that __he executed the within instrument for the purposes therein contained, and who further acknowledged that __he is the _____ 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 ____ day of _____, 2017.

_____
NOTARY PUBLIC

My Commission Expires:_____

See attached

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public of said county and state, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that __he executed the within instrument for the purposes therein contained, and who further acknowledged that __he is the _____ 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 ____ day of _____, 2017.

_____
NOTARY PUBLIC

My Commission Expires:_____

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 San Bernardino)

On 10-9-17 before me, Chimere Williams, a Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Rodney Neal
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.

Signature Chimere Williams
Signature of Notary Public

CHIMERE WILLIAMS
Notary Public - California
Riverside County
Commission # 2165376
My Comm. Expires Oct 20, 2020

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: Quitclaim Deed Document Date: 10-9-17
Number of Pages: 4 Signer(s) Other Than Named Above: Donald Wright

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rodney Neal	Signer's Name: Donald Wright
☑ Corporate Officer — Title(s): Vice President	☑ Corporate Officer — Title(s): Assistant Secretary
☐ 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: Loma Linda University	Signer Is Representing: Loma Linda University

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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 San Bernardino)

On 10-9-17 before me, Chimere Williams, a Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Donald Wright
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.

CHIMERE WILLIAMS
Notary Public - California
Riverside County
Commission # 2165376
My Comm. Expires Oct 20, 2020

Signature Chimere Williams
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Capacity(ies) Claimed by Signer(s)

Signer's Name: Donald Wright	Signer's Name: Rodney Neal
☑ Corporate Officer — Title(s): Assistant Secretary	☑ Corporate Officer — Title(s): Vice President
☐ 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: Loma Linda University	Signer Is Representing: Loma Linda University

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STATE OF WASHINGTON)
COUNTY OF KING)

The actual consideration for this transfer is $ 0.00 .

AFFIANT Robert M. Krokower, Treasurer

Subscribed and sworn to before me this

9th day of October, 2017.

Notary Public Kathryn A. Robinson

My Commission Expires:
10-9-18

KATHRYN ALLEN ROBINSON
NOTARY PUBLIC
COMMISSION EXPIRES
10-09-18
STATE OF WASHINGTON

EXHIBIT A
LEGAL DESCRIPTION

TRACT 1

Being a parcel of land in Nashville, the 21st Civil District, Urban Utility District, Davidson County, Tennessee. Being Lot 12 on the Map of Long and Ashworth's Subdivision as of record in Book 57, Page 110, R.O.D.C. Being generally located north of Burch Avenue on the east side of 31st Avenue North and being more particularly described as follows:

BEGINNING, at an existing iron pin at intersection of the easterly right-of-way line of 31st Avenue North on the northerly right-of-way of Alley No, 701.5;

THENCE, with said easterly right-of-way line of 31st Avenue North, N 3°56'21" E, 166.42 feet to an Iron Rod (Old) on the westerly line of Alley No. 719;

THENCE, with the westerly line of Alley No. 719, S 31°05'58" E, 135.72 feet to an Iron Rod (Old) on the northerly line of said Alley No. 701.5;

THENCE, with said northerly line of Alley No. 701.5, S 58°36'34" W, 95.63 feet to the POINT OF BEGINNING;

Containing 6,489 square feet or 0.15 of an Acre, more or less.

Being the same property conveyed to LLU Opus 31, LLC, a Tennessee limited liability company, by Deeds of record in Instrument No. 201412040111396 and Instrument No. 201412040111397, Register's Office for Davidson County, Tennessee.

TRACT 2

Being a parcel of land in Nashville, the 21st Civil District, Urban Utility District, Davidson County, Tennessee. Being all of Lot No. 15 and a portion of Lot No. 14 on the plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract, of record in Book 57, page 110, R.O.D.C., and being more particularly described as follows:

BEGINNING, at intersection of the easterly right-of-way line of 31st Avenue North on the northerly right-of-way Burch Avenue;

THENCE, with said 31st Avenue North N 03°58'26" E, 131.73 feet to a line being 37 feet from and parallel to the southwesterly line of said Lot 15;

THENCE, with said line S 31°05'58" E, 107.20 feet to said northerly right-of-way of said Burch Avenue; THENCE, with said Burch Avenue S 58°26'14" W 75.70 feet to the POINT OF BEGINNING;

Containing 4,057 Square Feet or 0.09 of an Acre, more or less.

Being the same property conveyed to LLU Opus 31, LLC, a Tennessee limited liability company, by Deeds of record in Instrument No. 201412040111398, Instrument No. 201412040111399, and Instrument No. 201507170070090, Register's Office for Davidson County, Tennessee.

TRACT 3

Being a parcel of land in Nashville, the 21st Civil District, Urban Utility District, Davidson County, Tennessee. Being a portion of Lot No. 14 on the plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract, of record in Book 57, page 110, R.O.DC. and being more particularly described as follows:

BEGINNING, at the southwesterly corner of Lot 13 of said plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract, and being S 58°26'14" W, 100.00 feet from the intersection of northwesterly right-of-way line of Burch Avenue and the southwesterly right-of-way of Alley No. 719;

THENCE, with Burch Avenue S 58°26'14" W, 37.00 feet to a line being 37 feet from and parallel to the southwesterly line of said Lot 15;

THENCE, with said line N 31°05'58" W, 107.20 feet to easterly right-of-way of 31st Avenue North; THENCE, with said 31st Avenue N 03°58'26" E, 53.60 feet to the southeasterly right-of-way of Alley No. 701.5;

THENCE, with said Alley No. 701.5, N 58°36'34" E, 6.20 feet to the northwesterly corner of said Lot 15; THENCE, with the southwesterly line of said Lot 15, S 31°05'58" E, 150.80 feet to the POINT OF BEGINNING;

Containing 4,908 Square Feet or 0.11 of an Acre, more or less;

Being the same property conveyed to LLU Opus 31, LLC, a Tennessee limited liability company, by Deeds of record in Instrument No. 201412090112730, Instrument No. 201412090112731, and Instrument No. 201507170070092, Register's Office for Davidson County, Tennessee.

TRACT 4

Being a parcel of land in Nashville, the 21th Civil District, Urban Utility District, Davidson County, Tennessee. Being Lot Nos. 11 and 13 on the plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract, of record in Book 57, page 110, R.O.D.C. and being more particularly described as follows:

BEGINNING, at the intersection of the northwesterly right-of-way line of Burch Avenue on the northeasterly right-of-way of Alley No. 719;

THENCE, with Burch Avenue S 58°26'14" W, 100.00 feet to the southeast corner of Lot 14 of said plan of Long & Ashworth Subdivision of Lot 26, Boyd Cockrill Spring Tract;

THENCE, with said Lot 14, N 31°05'58" W, 150.80 feet to the southeasterly right-of-way of Alley No. 701.5;

THENCE, with said Alley No. 701.5, N 58°36'34" E, 100.00 feet to the southwesterly right-of-way of Alley No. 719;

THENCE, with said Alley No. 719, S 31°05' 58" E, 150.50 feet to the POINT OF BEGINNING;

Containing 15,065 Square Feet or 0.35 Acres, more or less;

Being the same properly conveyed to LLU Opus 31, LLC, a Tennessee limited liability company, by Deeds of record in Instrument No. 201412180116115, Instrument No. 201412180116117, and Instrument No. 201507170070091, Register's Office for Davidson County, Tennessee.

See also Scrivener's Affidavit of record in Instrument No. 201509210095576, said Register's Office.

LAND BEING FURTHER DESCRIBED AS FOLLOWS:

Tax Map No. 104-02 Parcel Nos. 225

Being a parcel of land located in the 21st Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee, generally located on the north side of Burch Avenue on the east side of 31st Avenue, being Lots 11, 12, 13, 14, and 15 on the Map of Long and Ashworth's Subdivision as of record in Book 57, Page 110, R.O.D.C. and being more particularly described as follows:

BEGINNING at the intersection of the easterly right-of-way line of 31st Avenue North having a 96-foot wide right of way, with the northwesterly right-of-way of Burch Avenue, having a 50-foot wide right of way;

THENCE, leaving Burch Avenue with 31st Avenue North the following calls: N 3°58'26" E, 185.33 feet;

N 3°58'21" E, 184.82 feet to an old iron rod on the southwesterly right of way line of Alley No, 719;

THENCE, leaving 31st Avenue North with said southwesterly right-of-way line of Alley No. 719, S 31°05'58" E 301.22 feet to an old punch point in concrete on the northwesterly right of way line of Burch Avenue;

THENCE, leaving Alley No. 719 with Burch Avenue S 58°26' 14" W, 212.70 feet to the POINT OF BEGINNING.

Containing 32,033 square feet or 0.74 of an Acre, more or less.