This instrument prepared by:
Jay H. Smith, Esq.
First American Title Insurance Company
611 Commerce Street, Suite 3101
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 63903 DEEDWARR
03/01/2018 09:41:30 AM 5 pgs
Fees: $28.00 Taxes: $1,868.50
20180301-0019131

Name and Address of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers
Pizzaro LLC 500 Ygnacio Valley Road Suite 180 Walnut Creek, CA 94596	Same	08209020100

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, we

James S. Higgins and Richard D. Piliponis

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Pizzaro LLC, a California limited liability company

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

See Exhibit "A" attached hereto and made a part hereof.

unimproved ( )
This is improved (x) property, known as

1321 3rd Avenue North, Nashville, TN

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 28th day of February, 2018.

James S. Higgins

Richard D. Piliponis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 28th day of February, 2018.

Notary Public

SARAH CALK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Commission Expiration: 01.08.19

NOTE: Grantee is an exchange accommodation titleholder, which is merely a "holding entity" whose sole purpose is to acquire title on behalf of the real party in interest, in a tax deferred exchange under IRC §1031 and Rev. Proc. 2000-37.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 28th day of February, 2018.

Notary Public

Commission Expiration: 01.08.19

SARAH CALK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $505,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2018.

NOTARY PUBLIC

My Commission expires: 01.08.19

SARAH CALK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Southerly 45 feet of Lot No. 17 on the Map of D.T. McGavock's Plan, of record in Book 10, Page 606, Register's Office for Davidson County, Tennessee, andbeing more particularly described as follows;

Beginning at an pk nail set on the westerly right-of-way line of 3rd Avenue North at a corner common with JEP Germantown, LLC & SP, as of record in Deed Instrument No. 20170801-0077709, at said Register's Office;

Thence leaving the westerly right-of-way line of 3rd Avenue North with the northerly property line of JEP Germantown, LLC & SP, South 63 deg 15 min 58 sec West, 177.88 feet to an iron rod set on the easterly right-of-way line of Alley No. 201;

Thence with the easterly right-of-way line of Alley No. 201, North 27 deg 21 min 16 sec West, 45.00 feet to an existing iron rod at a corner common with Jason L. Boylan, as of record in Deed Instrument No. 20130930-0102231, at said Register's Office;

Thence leaving the easterly right-of-way line of Alley No. 201 with the southerly property line of Jason L. Boylan, North 63 deg 15 min 58 sec East, 177.88 feet to a pk nail set on the westerly right-of-way line of 3rd Avenue North;

Thence with the westerly right-of-way line of 3rd Avenue North, South 27 deg 21 min 16 sec East, 45.00 feet to the point of beginning, containing 8,005 square feet (0.18 acres more or less).

As described according to a survey prepared by Michael H. Charette, RLS No. 2048, Cherry Land Surveying, Inc., Job No. 18021, dated February 12, 2018.

Being the same property conveyed to James S. Higgins and Richard D. Piliponis, by Deed from Megalot, LLC, of record in Instrument No. 201607010067351, in the Register's Office of 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:

