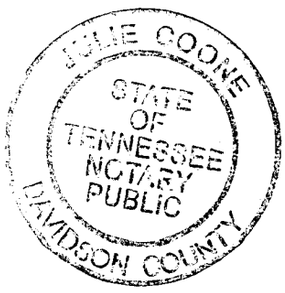
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of March, 2018

Notary Public
My Commission expires: 2-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Exeter 17331 DE, LLC	SAME	091-08-0-018.00
404 Camino del Rio South, Suite 600		
San Diego, CA 92108		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **J. Miller Enterprises, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Exeter 17331 DE, LLC, a Delaware limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of George P. Finegan, Trustee's Subdivision of Lot No. 10 of the County Lands as of record in Book 161, Page 69, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the Westerly side of 44th Avenue North, formerly Laughlin Street, and runs back between parallel lines 146.1 feet to a dead line.

Being the same property conveyed to J. Miller Enterprises, LLC, a Tennessee limited liability company from Jimmy B. Crutcher by Warranty Deed on December 12, 2016, of record in Instrument Number 20161215-0131424, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $984.36 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 091-08-0-018.00, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 69, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1015 44th Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 67891 DEEDWARR
03/12/2018 03:01:30 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20180312-0023257

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 March 7, 2018.

J Miller Enterprises, LLC, a Tennessee Limited Liability Company

By Jeff Miller, AUTHORIZED MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Miller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the Authorized Member of J Miller Enterprises, LLC a Tennessee Limited Liability Company, the maker, that he is authorized by the maker to executed the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 7, 2018.

My commission expires 5-3-2021

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.