FIRST AMERICAN TITLE INSURANCE COMPANY

THIS INSTRUMENT WAS PREPARED BY:
Rich Uncles
3090 Bristol Street, Suite 550
Costa Mesa, CA 92626

Bill Garrett Davidson County
Batch# 77078 DEEDWARRSP
04/06/2018 03:54:30 PM 7 pgs
Fees: $38.00 Taxes: $57,350.00
20180406-0032824

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
RU Elm Hill Pike Nashville TN, LLC c/o Rich Uncles 3090 Bristol Street, Suite 550 Costa Mesa, CA 92626 Attn: Asset Manager	RU Elm Hill Pike Nashville TN, LLC c/o Rich Uncles 3090 Bristol Street, Suite 550 Costa Mesa, CA 92626 Attn: Asset Manager	Map 108 Parcels 27 & 34

SPECIAL WARRANTY DEED

MERLE ELM HILL, LLC, a Delaware limited liability company ("**Grantor**"), in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid by RU ELM HILL PIKE NASHVILLE TN, LLC, a California limited liability company ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS and CONVEYS unto Grantee the real property and premises located in the City of Nashville, Davidson County, Tennessee, which is more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**"), together with (i) all and singular, all of Grantor's right, title and interest, if any, in and to any and all easements and appurtenances thereon and pertaining thereto, including all interests in the oil, gas, casinghead gas, distillate, coal, metallic ores, and other minerals therein, thereon, or thereunder, not previously reserved or conveyed and all of Grantor's right, title and interest, if any, in and to any adjacent streets, roads, alleys, easements and rights-of-way, and (ii) any and all improvements and buildings located on such real property.

The Property is improved property located at 2957 Elm Hill Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever. Grantor does hereby bind itself, and its legal representatives and successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomever lawfully claiming or to claim the same or any part thereof, by or under Grantor, but not otherwise.

By acceptance of this Special Warranty Deed, Grantee assumes liability for any ad valorem taxes, assessments and public charges relating to the Property for the calendar year 2018 and subsequent years.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first written above.

89/889.

EXECUTED to be effective as of April 4, 2018.

MERLE ELM HILL, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

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)
) ss:
COUNTY OF Los Angeles)

On March 26, 2018 before me, Ellis Stern, Notary Public
(insert name and title of the officer),

personally appeared Randall Ray Yoder and David Sherman, 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: _____

ELLIS STERN
Commission # 2133244
Notary Public - California
Los Angeles County
My Comm. Expires Dec 6, 2019

[Seal]

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF LAND

Property located in the 14th Councilmanic District of Davidson County, Tennessee, being described according to a survey by Ragan-Smith Associates, Inc., dated August 28, 1998; Job No. 98-064/5819 as follows:

Beginning at an existing iron pin in the southerly margin of Elm Hill Pike; said pin being the northwest corner of the herein-described tract and the northeast corner of the Metropolitan Nashville Airport Authority property of record in Book 9558, page 684, R.O.D.C., Tennessee; thence with the margin of Elm Hill Pike, S 58° 25' 09" E, 652.15 feet to an existing iron pin; thence with a curve to the left having a radius of 994.94 feet, a delta of 5° 54' 34", a tangent of 51.35 feet, a chord length of 102.57 feet; said chord having a bearing of S 61° 22' 22" E and an arc length along said curve of 102.62 feet to an existing iron pin; thence leaving the margin od Elma Hill Pike with the westerly line of a cemetery S 10° 21' 41" W 408.31 feet to an iron pin set in the new north right of way of Interstate 40 as of record in Deed Book 6966, page 227, R.O.D.C., Tennessee; with said new right of way line N 70° 28' 52" W, 949.99 feet to an existing iron pin; thence S 86° 58' 45" W, 35.08 feet to a point in the center of McCrory Creek, said point being the southeast corner of Metro Airport Center, Section 5 – Phase 4 of record in Book 9700, page 375, R.O.D.C., Tennessee; thence with the center of McCrory Creek N 10° 00' 35" E, 47.76 feet to a point; thence N 53° 14' 17" E, 152.52 feet to a point; thence, N 30° 52' 02" E, 152.21 feet to a point, said point being the southeast corner of the Nashville Metropolitan Airport property, aforementioned, thence continuing with said creek, N 35° 34' 21" E, 255.85 feet to the Point of Beginning an containing 9.45 acres more or less as calculated by the above courses which were determined within the precision requirements of a class "Urban" ALTA/ACSM Land Title Survey of 1992.

Being the same property conveyed to Merle Elm Hill, LLC, a Delaware limited liability company from Compson CMI Holdings LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 200704050041237, in the Register's Office for Davidson County, Tennessee.

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF ORANGE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $15,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David A. Perduk

David A. Perduk, Affiant

Subscribed and sworn to before me this the 5th day of April, 2018.

See Attached Document G.S

Notary Public
My commission expires:

CALIFORNIA JURAT

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 orange

Subscribed and sworn to (or affirmed) before me on this 5th day of April, 2018
Date month Year

by David A. Peaduk
name of signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BCT3 ERIK SANCHEZ COMM...2170922 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Term Exp. November 6, 2020 BCT3

Signature
Signature of Notary Public

201804060032824

True Copy Certification

I, Ward Hovsepian, 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.

Ward H

Signature

State of California

County of Los Angeles

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

See Attached

My Commission Expires: _____

Notary' Seal (if on paper)

ACKNOWLEDGMENT

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 Los Angeles)

On January 11, 2018 before me, Candie L. Frederick, Notary Public
(insert name and title of the officer)

personally appeared Nuard Hovsepian,
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 Candie L Frederick (Seal)

CANDIE L. FREDERICK
Notary Public - California
Los Angeles County
Commission # 2156668
My Comm. Expires Jul 12, 2020