1st

This instrument was prepared by:

Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, TN 37219

Karen Y Johnson Davidson County
Batch# 142539 DEEDQC
09/19/2018 08:07:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180919-0092692

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
18909 NE 29th Avenue Aventura, FL 33180 c/o Cardone Capital	18909 NE 29th Avenue Aventura, FL 33180 c/o Cardone Capital	10900020000

QUITCLAIM DEED

Know all persons by these presents, that DEBORAH STARRETT, an individual (hereinafter referred to as the "Grantor"), does hereby release, remise, quitclaim and give unto FOUNTAINS 186, LLC, a Delaware limited liability company (hereinafter collectively referred to as the "Grantee"), all Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

(Signature page follows)

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11 day of September, 2018.

DEBORAH STARRETT, an individual

STATE OF TEXAS

COUNTY OF HARRIS

On this 11th day of September, 2018, before me personally appeared Deborah Starrett, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 11th day of September, 2018.

A. S. THOMPSON NOTARY PUBLIC STATE OF TEXAS ID 6812256 EXP 12-06-2021

Notary Public

My Commission Expires: 12/06/2021

STATE OF FLORIDA

COUNTY OF Miami-Dade

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transaction is $0.00.

Fountains 186, LLC,
a Delaware limited liability company

By: Grant Cardone

Title: Manager

Subscribed and sworn to before me
this the 12th day of September, 2018.

Notary Public
My Commission Expires: 3/21/2022

Notary Public State of Florida
Melissa Harless
My Commission GG 198507
Expires 03/21/2022

EXHIBIT "A"

BEING all that lot or parcel of land, with improvements thereon and appurtenances thereto, which is more particularly described as follows:

Land in Davidson County, Tennessee, being a tract of land shown on the Plan of Lincoya Bay, Section I, of record in Plat Book 4460, page 153, Register's Office for Davidson County, Tennessee, described as follows:

Being a parcel of land in the 13th Councilmanic District of Nashville, Davidson County, Tennessee, lying on the east margin of Lincoya Bay Drive east of Pleasant Hill Road, known as Lincoya Bay Apartments, and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Lincoya Bay Drive, said pin being in the north line of 70 South Associates, LLC, The Lakes Apartments of record in Instrument No. 20021204-0149456, said Register's Office, and being the most southwest corner of herein described tract;

Thence, with the easterly margin of Lincoya Bay Drive, N08° 23' 29" E, 410.00 feet to a point;

Thence, continuing with said margin, N19° 31' 07" E, 269.27 feet to a point in the south line of Rosetree Trust, of record in Instrument No. 20060125-0009486, said Register's Office;

Thence with Rosetree Trust's south line, S79° 39' 17" E, 658.64 feet to a concrete monument in the south line of U.S.A. property;

Thence, with U.S.A. property, S77° 41' 39' E 170.61 feet to an iron pin;

Thence, leaving U.S.A. property, with the westerly and northerly lines of 70 South Associates, LLC, property the following calls:

S13° 50' 59" E, 211.74 feet to an iron pin,
S20° 08' 20" W, 145.00 feet to a p.k. nail,
S41° 14' 22" W, 135.00 feet to an iron pin,
S86° 08' 21" W, 160.00 feet to an iron pin,
S10° 38' 22" W,107.00 feet to an iron pin,
N79° 21' 40" W, 120.00 feet to an iron pin,
S75° 38' 20" W, 250.00 feet to an iron pin,
N74° 21' 39" W, 349.63 feet to the point of beginning.

Together with a sewer easement 20 feet in width for the purpose of operating and maintaining a sewer line, as set out in Book 5107, page 823, Register's Office of Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point, being north 41° 15' East 38 feet from an iron pin in the southerly boundary line of

Lincoya Bay, Section I, as of record in Book 4460, page 153, Register's Office for Davidson County, Tennessee; thence running with and 10 feet either side of a line described as follows: South 43° 50' East 191.4 feet to a point; thence North 73° 44' East 321.7 feet to a point; thence North 80 12' East 179.4 feet to a point in the southerly boundary line of the Metropolitan Government of Nashville and Davidson County property.

Being the same property conveyed to Fountains 186, LLC, a Delaware limited liability company and Deborah Starrett by Warranty Deed of record as Instrument No. 20150303-0018349, Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Osgood, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Osgood

Notary's Signature

My Commission Expires: 11/9/2019.

Notary's Seal (If on paper)

ASHLEY N OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF KNOX