Karen Johnson Davidson County
Batch# 192010 DEEDQC
02/05/2019 12:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190205-0011002

FROM: Digby Adler Group LLC, a California limited liability company

TO: 1231 Lebanon Pike, LLC, a Tennessee limited liability company

Address of New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
1231 Lebanon Pike, LLC 1231 Lebanon Pike Nashville, TN 37210	1231 Lebanon Pike, LLC 2200 Cesar Chavez #16 San Francisco, CA 94124	Map: 94 Parcel: 180

THIS INSTRUMENT PREPARED BY: Schinner & Shain, LLP, Michael G. Schinner, Attorney at Law, 96 Jessie Street, 1st Floor, San Francisco, CA 94105

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

The actual consideration or value for this transfer is -$0-

Michael G. Schinner, Affiant

Subscribed and sworn to (or affirmed) before me on this 31st day of February, 2019 by Michael G. Schinner, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Notary

(Notary Seal)

AGUSTIN R. PINA
Commission # 2100240
Notary Public - California
San Francisco County
My Comm. Expires Feb 13, 2019

My Commission Expires:

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Digby Adler Group, LLC, a California limited liability company, hereby remises, releases and forever **QUITCLAIMS** to 1231 Lebanon Pike, LLC, a Tennessee limited liability company, all of its right, title and interest in and to that certain real property located in the City of Nashville and County of Davidson, State of Tennessee located at 1231 Lebanon Pike, Nashville, Tennessee and more particularly described in Exhibit A and Exhibit B attached hereto and by this reference incorporated herein.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the date hereinafter written.

Dated: 12/21/2018

Sharky Laguana, Manager of Digby Adler Group LLC, a California limited liability company

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

State of California)
County of San Francisco)

On 12/21/18 before me, John Minjiras, a notary public, personally appeared Sharky Laguana, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

(Notary Signature) John Minjiras

JOHN MINJIRAS
Commission # 2099043
Notary Public - California
San Francisco County
My Comm. Expires Mar 5, 2019

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Beasley Commercial Subdivision, Section 2, as shown on plat of record in Plat Book 7900, page 159, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Digby Adler Group, LLC, a California limited liability company, by Special Warranty Deed No. 20160126-0007571 from Alfred M. Carnahan, recorded by the Register's Office for Davidson County, Tennessee.

[END OF EXHIBIT A]

EXHIBIT B

Permitted Exceptions

Subject to all matters shown on the plan of record in Plat Book 7900, page 159, Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5420, page 855, Register's Office of Davidson County, Tennessee.

[END OF EXHIBIT B]

True Copy Certification

I, Michael G. Schinner, 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

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 SAN FRANCISCO} SS

On February 4, 2019, before me, Agustin R. Pina, a Notary Public, personally appeared Michael G. Schinner, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

A. Pina

(Notary Signature)

AGUSTIN R. PINA
Commission # 2100240
Notary Public - California
San Francisco County
My Comm. Expires Feb 13, 2019

(Seal)