RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

AND WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE
ATTN: MICHELLE BURTON
1 E. WASHINGTON ST., SUITE 450
PHOENIX, AZ 85004

Karen Johnson Davidson County
Batch# 231550 DEEDWARR
05/17/2019 11:09:30 AM 8 pgs
Fees: $43.00 Taxes: $5,276.20
20190517-0046722

Escrow No.: Z1929464

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

This instrument was prepared by:
Benjamin Vick
465 First Street West, Second Floor
Sonoma, CA 95476

WARRANTY DEED

Name and ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Norman Clark Limited Partnership 19593 Reynolds Avenue Dos Palos, CA 93620	Norman Clark Limited Partnership 19593 Reynolds Avenue Dos Palos, CA 93620	03402006400

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, ACV WATKINS PORTFOLIO I, a Delaware limited liability company ("Grantor") have bargained and sold, and by these presents do transfer and convey unto NORMAN CLARK LIMITED PARTNERSHIP, a California limited partnership ("Grantee"), and Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A, which is attached hereto and incorporated by reference herein.

This conveyance is subject to taxes for the year 2019 and subsequent years, and any matters of record.

This is improved property commonly known as 910 Rivergate Parkway, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,426,000.00.

[*Remainder of page intentionally left blank.*]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8 day of May, 2019.

ACV WATKINS PORTFOLIO I, LLC
A Delaware limited liability company

By: _____
Name: David R. Grieve
Title: Manager

[*Notarial acknowledgment attached.*]

Signature Page to Warranty Deed – Goodlettsville, TN

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 Sonoma

On May 8, 2019, before me, Elizabeth Akers, Notary Public, personally appeared David R. Grieve, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to within the instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity, and that by his~~/her/their~~ signature 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.

ELIZABETH AKERS
Notary Public - California
Sonoma County
Commission # 2269437
My Comm. Expires Dec 30, 2022

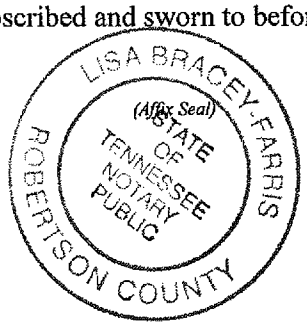
Elizabeth Akers
Notary Public

NOTARY SEAL

STATE OF Tennessee
COUNTY OF Williamson The actual consideration for this transfer is $ 1,426,000.00

Affiant Kathrine L. Bennett

Subscribed and sworn to before me this 17 day of May, 2019.



Notary Public Lisa Bracey Farris

My commission expires: 09-26-2020

EXHIBIT A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. B, on the Plan of Resubdivision Lot B Rivergate Park, as shown on plat of record in Plat Book 4470, Page 110, as corrected in Book 4552, Page 646, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to ACV Watkins Portfolio I, LLC, a Delaware limited liability company, by Special Warranty Deed of record in Instrument No. 20181019-0103826, in the Register's Office of Davidson County, Tennessee.

Together with the beneficial access easement as shown on Plat Book 4470, Page 110, as corrected in Plat Book 4552, Page 646, in the Register's Office of Davidson County, Tennessee.

Together with beneficial access, drainage and utility easements as referenced in Deed Book 7081, Page 819 in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Brina Mathis, a notary public for this county and
Notary's Name

state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).