This instrument prepared by:
Yale Riley
Commonwealth Land Title Insurance Company
6840 Carothers Parkway, Suite 200
Franklin, TN 37067
File No. 1900814CTN

Karen Johnson Davidson County
Batch# 277640 DEEDWARR
08/29/2019 11:50:30 AM 4 pgs
Fees: $23.00 Taxes: $5,982.90
20190829-0087288

WARRANTY DEED

Address of New Owners:

DSJB III, LLC, a Delaware
limited liability company
3636 Birch Street #260
Newport Beach, CA. 92660

Send Tax Bills to:

SAME

Map No. 135
Parcel No. 414.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, I, **Mary L. Hamilton, Trustee of the Mary L. Hamilton Legacy Trust dated 12/13/2012, as amended**, Grantor, have this day bargained and sold, and do hereby transfer and convey unto **DSJB III, LLC, a Delaware limited liability company**, Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-subdivision of Lot 1, Ransom Park Commercial, Section 1, of record in Plat at Instrument No. 20070815-0097731, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary L. Hamilton Legacy Trust dated 12/13/2012 by Warranty deed from 3R Investment Group, LP, a California limited partnership of record in Instrument No. 20160907-0094250 Register's Office for Davidson County, Tennessee.

This is improved property known as 1000 Capital Funds Court, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I further covenant and bind myself, my heirs, successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever 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 my hand this 23rd day of August, 2019.

Mary L. Hamilton, Trustee of the Mary L. Hamilton Legacy Trust dated 12/13/2012, as amended

STATE OF California
COUNTY OF San Diego

Personally appeared before me, Rob Arsenault, a Notary Public in and for said County and State, **Mary L. Hamilton, ~~Trustee of the Mary L. Hamilton Legacy Trust dated 12/13/2012, as amended~~**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. RA RA

Witness my hand and official seal at Carlsbad, this 23 day of August, 2019.

Notary Public

My Commission Expires: 1/21/22

ROB ARSENAULT
Notary Public – California
San Diego County
Commission # 2229098
My Comm. Expires Jan 21, 2022

STATE OF California
COUNTY OF Orange

The actual consideration or value, whichever is greater, for this transfer is $1,617,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of August, 2019.

Notary Public

My commission expires:
(Affix Seal)

GRACE E. KIM
Notary Public - California
Orange County
Commission # 2293020
My Comm. Expires Jun 14, 2023

ENCUMBRANCES

1. Taxes for the year 2019, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20070815-0097731, Register's Office of Davidson County, Tennessee.

3. Memorandum of Lease recorded on July 30, 2002 of record in Instrument Number 20020730-0091293, in the Register's Office for Davidson County, Tennessee.

4. Assignment and Assumption of Leases recorded on April 30, 2010 of record in Instrument Number 20100430-0033185, in the Register's Office for Davidson County, Tennessee.

5. Subordination, Attornment and Non-Disturbance Agreement recorded on September 07, 2016 of record in Instrument Number 20160907-0094253, in the Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument Number 20010724-0078014, in the Register's Office for Davidson County, Tennessee.

7. Easement of record in Instrument Number 20021018-0128038, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Easement of record in Instrument Number 20020730-0091296, in the Register's Office for Davidson County, Tennessee.

9. Easement granted to AT&T of record in Book 1237, Page 111, in the Register's Office for Davidson County, Tennessee.

10. Highway right of way conveyance of record in Book 2905, Page 509, in the Register's Office for Davidson County, Tennessee.

11. Power Line Easement of record in Book 2649, Page 593, 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

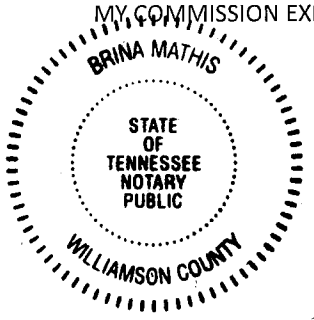
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

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

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(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).