THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
L. G. Separate Property Trust
4605 Rancho Reposo
Del Mar, CA 92014

Send Tax Bills To:
L. G. Separate Property Trust
4605 Rancho Reposo
Del Mar, CA 92014

Map & Parcel No.:
07108002300

Karen Johnson Davidson County
Batch# 315606 DEEDQC
11/14/2019 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191114-0117493

The actual consideration or value, whichever is greater, for this transfer is: $-0-

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Exeter 17331 DE, LLC, a Delaware limited liability** ("Grantor") does hereby quitclaim and convey unto **L. G. SEPARATE PROPERTY TRUST AGREEMENT DATED NOVEMBER 16, 2005** ("Grantee"), its successors and assigns, all of our Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being the westerly 50 feet of Lot No. 83 on the Plan of J.B. Haynies Oriental, of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of lot fronts 50 feet on the Northerly Side of Duke Street and runs back between Parallel lines 140 feet to an alley.

Being the same property conveyed to Exeter 17331 DE, LLC, a Delaware limited liability company, from Greg Tennel and Josh Braun, by deed on January 18, 2018, of record in Instrument Number 20180122-0006146, Register's Office for Davidson County, Tennessee.

This is improved property known as **305 Duke Street, Nashville, TN 37207**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 16th day of July, **2018**.

Exeter 17331 DE, LLC, a Delaware limited liability

By: Exeter Exchange Management Corporation, A California Corporation, its Manager

By: _____
Bann Sabaga
Exchange Officer
Exchange Administration Assistant Manager

By: _____
William L. Exeter
President
Chief Executive Officer

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Diego)

On July 20, 2018 (Date) before me, Tamara Ibrahim AlNedawi, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Dana Gabaga and William L. Exeter (Name(s) of Signer(s))

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.

TAMARA IBRAHIM AL NEDAWI
Notary Public - California
San Diego County
Commission # 2205515
My Comm. Expires Jul 16, 2021

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed
Document Date: 16th day of July, 2018 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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 Diego

Subscribed and sworn to (or affirmed) before me on this 20 day of July, 2018, by
Date *Month* *Year*
(1) Bana Sabaya
(and (2) William L. Exeter),
Name(s) of Signer(s)
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TAMARA IBRAHIM AL NEDAWI
Notary Public - California
San Diego County
Commission # 2205515
My Comm. Expires Jul 16, 2021

Place Notary Seal Above

Signature _____
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit-claim Deed Document Date: 7/16/2018

Number of Pages: 2 Signer(s) Other Than Named Above: _____

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True Copy Certification

I, Margaret Philpott, 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

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23