Name and Address of New Owner:
Resoto LLC, a California Limited Liability Company
500 Ygnacio Valley Road, Suite 290
Walnut Creek, CA 94596

Karen Johnson Davidson County
Batch# 322441 DEEDWARR
12/02/2019 09:29:05 AM 5 pgs
Fees: $28.00 Taxes: $11,840.00
20191202-0123261

Send Tax Bills To:
Resoto LLC, a California Limited Liability Company
500 Ygnacio Valley Road, Suite 290
Walnut Creek, CA 94596

This Instrument Prepared By:
Thomas D. Agee
Mid-America Title Agency, Inc.
993 Cordova Station Avenue
Cordova, TN 38018

Map & Parcel No: 105-14-0-306.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vertical Properties LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto RESOTO LLC, a California Limited Liability Company, "the Grantee," the following described real estate in Davidson County, Tennessee:

SEE ATTACHED LEGAL DESCRIPTION

NOTE: Grantee is an exchange accommodation titleholder, which is merely a "holding entity" whose sole purpose is to acquire title on behalf of the real party in interest, in a tax deferred exchange under IRC §1031 and Rev. Proc 2000-37.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

That certain 15 foot Easement for sanitary sewers parallel to White Avenue along the northeasterly line of the property and a 10-foot easement for public utilities along the southerly line of the property, as set forth in the Deed of record in Book 6854, Page 419, in the Register's Office of Davidson County, Tennessee.

Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of November, 2019.

Vertical Properties LLC, a Limited Liability Compa
ny

By: _____
Barry Griffith

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Thomas D. Agee of the state and county mentioned, personally appeared Barry Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Vertical Properties, the within named bargainor, a Limited Liability Company, and that such Barry Griffith as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Cordova, Tennessee, this 25th day of November, 2019.

Notary Signature

Printed Name:Thomas D. Agee

My commission expires:2/23/2019



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Crowell
(Affiant)

Sworn to and subscribed before me this
25th day of November, 2019.

Notary Public
My commission expires: 12/1/2020
File No. 2019-143

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

File No.: 2019-143

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Berry Hill , County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, to-wit:

Beginning at an iron pin in the westerly margin of White Avenue, said point being S 11 degrees 37' E 211.72 feet from the southerly margin of Melpark Drive, projected on a straight line to White Avenue and being the northeast corner of the tract owned by Kermit C. Stengel, Jr., et al. and presently under lease to The Dede Wallace Center by Indenture of Lease dated June 30, 1972, as amended; thence with the northeriy line of the property presently under lease to The Dede Wallace Center S 71degrees 04' W 145.80 feet to an iron pin at a point in the easterly line of the property formerly owned by Financial Institution Services, Inc. by deed of record in Book 5072, page 207, Register's Office for said County; thence with the said Financial institution Services, Inc's former easterly line N 18 degrees 30' W 210 feet to an iron pin in the southerly margin of Melpark Drive; thence with the southerly margin of Melpark Drive N 71 degrees 04' E 143.33 feet to an iron pin; thence in a southerly and easterly direction around a curve to the right on a radius of 25 feet with a central angle of 97 degrees 19" a distance of 39.41 feet to an iron pin in the westerly margin of White Avenue: thence with White Avenue S 11 degrees 37' E 183.88 feet to the point of beginning.