WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101036 DEEDWARR
Recvd: 11/30/15 12:13 4 pgs
Fees:23.00 Taxes:7548.00
20151130-0120429

M-MFR-15-1204

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,040,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cumberland Development Partners, LLC	**Cumberland Development Partners, LLC**	**70-6-38.00** **70-6-40.00** **70-6-41.00**
(NAME) **1108, 1116, 1120 B, 1110, 1106, 1204, 1112 and 1118 West Trinity Lane**	(NAME) **3824 Cedar Springs Road, Suite 407**	**70-6-42.00** **70-6-43.00** **70-6-44.00** **70-6-45.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Dallas, TX 75219**	**70-6-46.00** **70-6-47.00** **70-6-48.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HERBERT N. MORGAN AND ROBERT E. FALB, TRUSTEES UNDER THE HERBERT N. MORGAN MARITAL DEDUCTION TRUST DATED MARCH 13, 1996,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CUMBERLAND DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in the 2nd Council District of Davidson County, in the the City of Nashville, Tennessee, as depicted on the unrecorded General Property Survey of the Herbert N. Morgan Marital Deduction Property, prepared by Crawford and Cummings, P.C., dated March 27, 2014 and is more particularly described as follows:

Commencing at the approximate intersection of Buena Vista and West Trinity Lane, thence in a south westerly direction, an approximate distance of 873 feet to an iron rod found along the southerly margin of West Trinity Lane, said rod being the north easterly corner and the point of beginning for the herein described lands;

Thence leaving the southerly margin of West Trinity Lane and with the line of John D. Denton, of record in Instrument Number 20080117-0005604, R.O.D.C.,TN, South 16 degrees 38 minutes 47 seconds East , a distance of 522.13 feet to a point;

thence North 72 degrees 25 minutes 00 seconds East , a distance of 50.00 feet to a point;

thence with the line of Michael Andrew Weaks , of record in Instrument Number 20130321-0027860 and Instrument Number 20110716-0056990, R.O.D.C.,TN for the following 7 calls; South 01 degrees 40 minutes 57 seconds West , a distance of 269.00 feet to a point;

thence South 45 degrees 38 minutes 34 seconds East , a distance of 68.20 feet to a point;

thence South 55 degrees 41 minutes 29 seconds East , a distance of 117.77 feet to a point;

thence North 41 degrees 42 minutes 43 seconds East , a distance of 190.00 feet to a point;

thence South 18 degrees 08 minutes 22 seconds East , a distance of 53.87 feet to a point;

thence South 51 degrees 52 minutes 14 seconds West , a distance of 175.00 feet to a point;

thence South 47 degrees 24 minutes 32 seconds East , passing through a witness rod set by CCPC at a distance of 78.17 feet, for a total distance of 240.00 feet to the approximate low water mark of the Cumberland River;

thence with said approximate low water mark for the following 6 calls, South 72 degrees 21 minutes 53 seconds West , a distance of 786.66 feet to a point;

thence South 81 degrees 10 minutes 15 seconds West , a distance of 100.36 feet to a point;

thence South 16 degrees 43 minutes 47 seconds East , a distance of 46.77 feet to a point;

thence South 77 degrees 06 minutes 58 seconds West , a distance of 221.55 feet to a point;

thence South 16 degrees 41 minutes 18 seconds East , a distance of 20.00 feet to a point;

thence South 61 degrees 48 minutes 18 seconds West , a distance of 207.59 feet to a point;

thence leaving the approximate low water mark and with the Church of God Sanctified Inc, of record in Deed Book 11237, Page 935, R.O.D.C., TN, North 16 degrees 38 minutes 04 seconds West , passing through a witness rod set by CCPC at a distance of 162.53 feet, for a total distance of 1083.01 feet to a point along the southerly margin of West Trinity Lane;

thence with a non-tangential curve turning to the right having a radius of 1873.86 feet, a chord bearing of North 70 degrees 56 minutes 36 seconds East , a chord length of 157.56 feet, with an arc length of 157.61 feet to an iron rod set by CCPC;

thence North 73 degrees 20 minutes 22 seconds East , a distance of 45.83 feet to a point iron rod set by CCPC;

thence leaving said margin and with the line of Michael Edwards and Terrie Edwards, of record in Instrument Number 20080925-0097473, R.O.D.C.,TN, for the next 3 calls, South 16 degrees 26 minutes 52 seconds East , a distance of 240.62 feet to a point;

thence North 71 degrees 32 minutes 20 seconds East , a distance of 85.00 feet to a point;

thence North 16 degrees 26 minutes 03 seconds West , a distance of 237.95 feet to an iron rod set by CCPC found along said margin;

thence with said margin, North 73 degrees 20 minutes 22 seconds East , a distance of 24.99 feet to an iron rod set by CCPC;

thence leaving said margin and with the line of John C. Edwards and Carlene Edwards for the following 3 calls, South 16 degrees 26 minutes 09 seconds East , a distance of 236.88 feet to a point;

thence North 71 degrees 53 minutes 57 seconds East , a distance of 100.00 feet to a point;

thence North 16 degrees 25 minutes 32 seconds West , a distance of 234.36 feet to an iron rod set by CCPC found along the southerly margin of West Trinity Lane;

thence with said margin, North 73 degrees 20 minutes 22 seconds East , a distance of 674.05 feet to a point;

thence South 16 degrees 38 minutes 47 seconds East, a distance of 6.41 feet to a point;

thence with a non-tangential curve turning to the left with, having a radius of 11409.16 feet, a chord bearing of North 73 degrees 14 minutes 05 seconds East , a chord length of 27.07 feet, and arc length of 27.07 feet to the point of beginning having an area of 1,315,387.94 square feet or 30.2 acres of land.

Being the same property conveyed by Quitclaim Deed from Trinity Ridge, LLC, a Virginia Limited Liability Company to Herbert N. Morgan and Robert E. Falb, Trustees under the Herbert N. Morgan Marital Deduction Trust dated March 13, 1996, as recorded on the 17th day of June, 2015 in Instrument No. 20150617-0057744; Quitclaim Deed from Herbert N. Morgan and Robert E. Falb, Trustees under the Herbert N. Morgan Marital Deduction Trust dated March 13, 1996 to Trinity Ridge, LLC, a Virginia Limited Liability Company, as recorded on the 20th day of June, 2014 in Instrument No. 20140620-0054152 and Substitute Trustee's Deed from David G. Mangum, Substitute Trustee to Herbert N. Morgan and Robert E. Falb, Trustees under the Herbert N. Morgan Marital Deduction Trust dated March 13, 1996, as recorded on the 27th day of September, 2013 in Instrument No. 20130927-0101844, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Easement to Metro Government recorded in Book 8277, Page 110, Book 8277, Page 113, Book 8277, Page 116, Book 8277, Page 119, Book 8277, Page 122, Book 8223, Page 516, Book 8371, Page 895 and Book 8244, Page 451.
- Easement for Right of Way, recorded in Book 2796, Page 468.
- Easement for Flowage to USA, recorded in Book 2148, Page 137 and Book 2148, Page 588.
- Easement for Well, recorded in Book 2498, Page 389.
- Easement for Sewer, recorded in Book 7790, Page 405.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7774, Page 480 and Book 7776, Page 61.

This is **unimproved** property known as: **1108, 1116, 1120 B, 1110, 1106, 1204, 1112 and 1118 West Trinity Lane, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hand(s) this the 19th DAY OF NOVEMBER, 2015.

Herbert N. Morgan Marital Deduction Trust dated March 13, 1996

BY: Herbert N. Morgan
Herbert N. Morgan
Trustee

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERBERT N. MORGAN, TRUSTEE OF THE HERBERT N. MORGAN MARITAL DEDUCTION TRUST DATED MARCH 13, 1996, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of November, 2015.

Deborah Patricia Parson
Notary Public

My Commission Expires: 8/31/18

DEBORAH PATRICIA PARSON
NOTARY PUBLIC
REGISTRATION # 7621897
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
AUGUST 31, 2018



Witness my/our hand(s) this the 24th DAY OF NOVEMBER, 2015.

BY: _____
Robert E. Falb
Trustee

STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF ~~DAVIDSON~~ ARLINGTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. FALB, TRUSTEE OF THE HERBERT N. MORGAN MARITAL DEDUCTION TRUST DATED MARCH 13, 1996, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of November, 2015.

BILQIS WILKERSON
NOTARY PUBLIC
REGISTRATION # 7573708
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
AUGUST 31, 2017

Notary Public _____

My Commission Expires: 8/31/2015

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212