QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150101036 DEEDQC
Recvd: 11/30/15 12:14 5 pgs
Fees:27.00 Taxes:0.00
20151130-0120430

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 $0.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/10/18
(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:

1. Map 70-06 Parcel 47 and Map 70-06 Parcel 44 and Map 70-06 Parcel 40

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract 1:

Being part of Lot No. 13 on the Map showing subdivision of J. S. Spurlock's Lands, not of record, described as follows: Beginning at a point in the line between Lots No. 12 and 13 at the Southwest corner of that part of said Lot No. 13 conveyed to William Rufus Silver and wife, by deed from Mai Litchford Shaw, of record in Book 2797, Page 386, Register's Office for Davidson County, Tennessee; thence Eastwardly 210 feet to a point in the line between Lots No. 13 and 14 being North 20° West 250 feet from the Northeast corner of that part of said Lot No. 13 conveyed to Leon C. Carney and wife, by deed from Mai Litchford Shaw and husband, of record in Book 2796, Page 468, said Register's office; thence South 20° East 250 feet to said Carney's Northeast corner; thence with said Carney's Northern boundary line Westwardly 210 feet to the line between said Lots No. 12 and 13; thence with the line between said Lots North 20° West 250 feet to the beginning.

Tract 2:

Being parts of Lots No. 14, 15, 16 and 17 on said map, described together as follows: Beginning in the center of West Trinity, formerly Youngs Lane, at the Northeast corner of that part of Lot No. 14 conveyed to James R. Blessing and wife, by deed from Roy Hamilton and wife, of record in Book 1306, Page 142, said Registers Office; thence with the center of said Lane North 69° 15' East 105 feet; thence South 19° 45' East, passing the Northwest corner of the property conveyed to Tommie M. Weaks be deed of correction from Mai Litchford Shaw, of record in Book 2746, Page 296, said Register's Office, at 25 feet, in all 275 feet to said Weaks Southwest corner; thence with said Weaks' Southern boundary line and the Southern boundary line of the property conveyed to Sylvia Carney by deed from Mai Litchford Shaw of record in Book 2106, Page 455, said Register's Office, Eastwardly 241 feet, more or less, to said Carney's Southeast corner, being on the Westerly margin of a 25 foot private lane; thence with said Carney's Eastern boundary line and the Westerly margin of said private lane North 17° 45' West, passing said Carney's Northeast corner at 254 feet, in all 279 feet to the center of said West Trinity Lane; thence with the center of same Eastwardly to the Northwest corner of that part of lot No. 16 conveyed to Alfred Ray Coffee and wife, by deed from Mai Litchford Shaw and husband of record in Book 2648, Page 282, said Register's Office; thence with said Coffee's Western boundary line South 21° 30' East 250 feet to said Coffee's Southwest corner; thence with said Coffee's Southern boundary line Eastwardly 100 feet to a point in the Western boundary line of the property conveyed to Willia Alfred Johnson and wife, by deed from Mai Shaw, of record in Book 2803, Page 150, said Register's office; thence with said Johnson's Western boundary line South 22° East 307 feet to said Johnson's Southwest corner; thence with said Johnson's Southern boundary line North 68° 30' East 50 feet to the Northwest corner of the property conveyed to Cletus Ball and wife by deed

from Mai Shaw and husband, of record in Book 2796, Page 150, said Register's Office; thence with said Ball's Western boundary line South 269 feet to an iron pipe in a branch, and continuing with said branch South 47° 30' East 68.2 feet and South 65° 15' East 118 feet to said Ball's Southwest corner; thence with said Ball's Southern boundary line North 41° East 190 feet to the Westerly margin of a 25 foot lane, being said Ball's Southeast corner; thence with the Westerly margin of said lane Southwardly to the Northern boundary line of the property conveyed to B. M. Wright by deed from Mrs. Mai Shaw, of record, in Book 2640, Page 594, said Register's office; thence with said Wright's Northern boundary line South Westwardly 175 feet, more or less, to the line between lots Nos. 16 and 17; thence with the line between said lots and said Wright's Western boundary line South 47-1/4° East 240 feet to the low water mark of Cumberland River; thence with the low water mark of said River, Westwardly 790 feet, more or less, to the Southeast corner of the property conveyed to Leon C. Carney and wife, by deed from James R. Blessing and wife, of record in Book 2147, Page 321, said Register's Office; thence with said Carney and said Blessings Eastern boundary line North 19° 45' West 1175 feet, more or less; to the beginning.

(Property commonly known is 1108 and 1116 and 1120 West Trinity Lane, Nashville, TN 37218, respectively)

2. Map 70-06 Parcel 41

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being the Southerly part of lot No. 13 on the Map showing subdivision of J. S. Spurlock's Lands, not of record, described according to a survey made by Erie Drake, County Surveyor, April 21, 1925, as follows:

Beginning on the dividing line between Lots No. 12 and 13 at a point 500 feet South of the center of West Trinity Lane, formerly Young's Lane, said point also being 500 feet South of the Northeast corner of the property conveyed to George Putnam and wife, by deed from Fred B. Whisenhunt and wife, of record in Book 1449, Page 451, Register's Office for said County; thence with said dividing line South 20 degrees East 720 feet, more or less, to low water mark of the Cumberland River; thence with said low water mark Northeastwardly 210 feet to the corner of lots Nos. 13 and 14; thence with the line between said two lots North 20 degrees West 700 feet, more or less, to a point 500 feet South of the center of West Trinity Lane or Young's Lane, as located on said survey; thence Westwardly 210 feet to the beginning.

Together with an easement for right-of-way from the Northerly line of the above described property to West Trinity or Young's Lane, across a strip of land 25 feet wide, the Westerly line of which is 85 feet East of and parallel with the Westerly line of said lot No. 13.

(Property commonly known as: 1110 West Trinity Lane, Nashville, Tennessee 37218)

3. Map 70-06 Parcel 42

Land in the 13th Civil District of said County, being the Southerly part of the Westerly one-half of lot No. 14 on the map showing J. S. Spurlock's Subdivision, not of record, described as follows:

Beginning on a point in low water mark of the Cumberland River at the corner of Lots No. 13 and 14; thence with the line between said two lots North 19° 45' West 595 feet, more or less, to a point 580 feet South of the Southerly margin of Trinity Lane; thence North 69° 15' East 105 feet; thence South 19° 45' East 595 feet, more or less, to low water mark of the Cumberland River; thence with same Westwardly 105 feet, more or less, to the beginning.

(Property commonly known as: 1110 West Trinity Lane, Nashville, Tennessee 37218)

4. Map 70-06 Parcel 46

Being part of lots Nos. 15 and 16 on the map showing J. S. Spurlock's Subdivision, not of record, described according to a survey made by Geo W. Watkins, Surveyor, August 6, 1951 as follows:

Beginning at an iron pin on the Southerly margin of Trinity Lane, formerly Youngs Lane, at the Northeast corner of the property conveyed to Tommie M. Weaks by deed from May Litchford Shaw, of record in Book 2018, Page 93, Register's Office for said County; thence with the Southerly margin of said Trinity Lane, North 69° 15' East 145 feet to the Westerly margin of a private lane; thence with the Westerly margin of said private lane, South 17° 45' West 254 feet; thence South 70° 45' West 140 feet; thence North 19° West 25 feet to the Southeast corner of the said Weaks property; thence with the Eastern boundary line of the said Weaks property, North 19° West 250 feet to the beginning, containing 0.8 of an acre, more or less.

(Property commonly known as: 1110 West Trinity Lane, Nashville, Tennessee 37218)

5. Map 70-06 Parcel 48

Land in the 12th Civil District of Davidson County, Tennessee, being the Northeasterly part of lot No. 16 on the Map showing the Subdivision of the J. S. Spurlocks Lands, and described according to a loan survey prepared by R. Sanford, Surveyor, on February 28, 1956, as follows:

Beginning at a point in the center line of West Trinity Lane, formerly Youngs Lane, at the common corner of Lots Nos. 16 and 17 on said Plan; thence with the boundary line between said Lots South 21 1/2° East 250 feet to a point; thence Westwardly, and parallel to the center line of West Trinity Lane; 100 feet to a point; thence North 21-1/2° West 250 feet to the center line of West Trinity Lane; thence with the center line of said Lane Eastwardly 100 feet to the point of beginning.

(Property commonly known as: 1106 West Trinity Lane, Nashville, Tennessee 37218)

6. Map 70-06 Parcel 38

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 12 on the Map showing Subdivision of J. S. Spurlock's Lands, not of record, and described according to a map made by Erie Drake, County Surveyor, April 21, 1925, as follows:

Beginning at a point in the center of the County Road leading from the Hamilton Road to the Buena Vista Turnpike, being the Northeast corner of the Lewis property; thence South 20° East 1,254 feet to the low water mark on Cumberland River, thence up said River, 210 feet, more or less, to the Southwest corner of Lot No. 13 on said plan; thence with the line between said Lots No. 12 and 13, North 20° West 1,220 feet, more or less, to the center of said County Road; thence with the same, Westwardly 210 feet to the beginning, containing 5.96 acres, more or less.

Included in the above described property, but expressly excluded from this conveyance is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, as described in deed of record in Book 8223, Page 516, Register's Office for Davidson County, Tennessee.

(Property commonly known as 1204 West Trinity Lane, Nashville, TN 37218)

7. Map 70-06 Parcel 45

Land in Davidson County, Tennessee, being the Westerly part of the Northerly part of Lot No. 15 on the Map showing J. S. Spurlock's Subdivision, not of record, described according to a survey made by George W. Watkins, Surveyor, August 6, 1951, as follows:

Beginning at an iron pin on the Southerly margin of Trinity (formerly Youngs) Lane in the Easterly line of the property conveyed to Mai Litchford Shaw by deed from Grover C. Marlin and wife, of record in Book 1335, Page 33, Register's Office for Davidson County, Tennessee; thence with the Southerly margin of said Lane, North 69° 15' East 100 feet; thence South 19° East 250 feet; thence South 70° 45' West 96 feet, more or less, to a point in the Easterly line of said property conveyed to Mai Litchford Shaw; thence with said Shaw's Easterly line, North 19° 45' West 250 feet, more or less, to the beginning.

Included in the above described property, but expressly excluded from this conveyance is that portion conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, for a right-of-way by deed of record in Book 8371, Page 895, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the existing Southern right-of-way margin of Trinity Lane, said point being the Northwesterly corner of the aforementioned property; thence with the Northerly boundary of said property South 17° 00' 00" East, 17.12 feet to a point; thence leaving said Northerly boundary with a new line South 73° 19' 25" West, 100.01 feet to a point on the Westerly property line of said property; thence with said Westerly property line North 17° 00' 00" West 16.68 feet to a point on the aforesaid existing Southern right-of-way margin; thence with said existing Southern right-of-way North 73° 04' 14.9" East, 100.00 feet, more or less, to the point of beginning. Total right-of-way contains 1690.25 square feet, or 0.039 acres, more or less.

(Property commonly known as 1112 West Trinity Lane, Nashville, TN 37218)

8. Map 70-06 Parcel 43

Land in the 13th Civil District of Davidson County, Tennessee, being the Westerly 105 feet of the Northerly part of Lot No. 14 on the Map showing J.S. Spurlock's Subdivision, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, dated May 23, 1953, as follows:

Beginning in the center of Trinity Lane, formerly Young's Lane, at the corner of Lots No. 13 and 14; thence with the line between said two lots, South 19° 45' East 605 feet to a stake at the Northwest corner of the property conveyed to Leon C. Carney and wife by deed from James R. Blessing and wife of record in Book 2147, Page 321, Register's Office for Davidson County, Tennessee; thence with the Northerly line of the said C. Carney property, North 69° 15' East 105 feet to a stake; thence North 19° 45' West 605 feet to the center of Trinity Lane; thence with the center of said Lane, South 69° 15' West 105 feet to the beginning, including, but excluding there from, a strip of land 100 feet in length, with an average width of one foot, over and across the premises for a public road as now located by the Davidson County Highway Commission, as set out in Right of Way agreement between James R. Blessing and wife, Ola Mai Blessing and Davidson County High Commission, of record in Book 1634, Page 596, said Register's Office.

(Property commonly known as 1118 West Trinity Lane, Nashville, TN 37218)

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

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

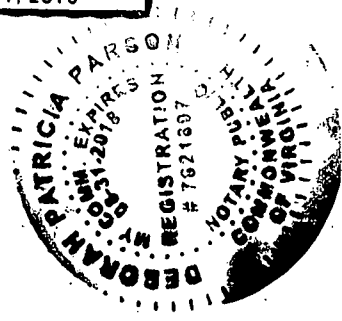
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERBERT N. MORGAN, TRUSTEE OF THE HERBERT N. MORGAN MARITAL DEDUCTION TRUST DATED MARCH 13, 1996, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who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