Davidson County DEEDWARRSP
Recvd: 09/02/16 08:21 8 pgs
Fees:43.00 Taxes:15910.00
20160902-0092342

SPECIAL WARRANTY DEED

FROM: Rivergate Partners, a Tennessee general partnership
Grantor

TO: Summit Autumn Chase I, LLC, a Delaware limited liability company, and Summit Autumn Chase II, LLC, a Delaware limited liability company, as tenants-in-common
Grantee

This instrument was prepared by:

Enenstein Ribakoff LaViña & Pham, APC
12121 Wilshire Boulevard, Suite 600
Los Angeles, CA 90025

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Summit Autumn Chase I, LLC Summit Autumn Chase II, LLC c/o Summit Equity Investments, Inc. 1640 S. Sepulveda Blvd., Suite 218 Los Angeles, CA 90025	Same as New Owner	025 08 0 051.00

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

The actual consideration or value, whichever is greater, for this transfer is Four Million Three Hundred Thousand and No/100 Dollars ($ 4,300,000.00).

SUMMIT AUTUMN CHASE I, LLC,
a Delaware limited liability company

By: Summit Equity Investments, Inc.,
a California corporation
Its: Manager

By: _____
Michael C. Thom
Co-Chief Executive Officer

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 LOS ANGELES)

Subscribed and sworn to (or affirmed) before me on this 23rd day of August, 2016, by Michael C. Thom, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Seal) 

Signature Rebecca Smith

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, RIVERGATE PARTNERS, a Tennessee general partnership, formerly known as Rivergate Apartments, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto SUMMIT AUTUMN CHASE I, LLC, a Delaware limited liability company as to an undivided ninety percent (90%) interest, and SUMMIT AUTUMN CHASE II, LLC, a Delaware limited liability company as to an undivided ten percent (10%) interest, as tenants-in-common (collectively, the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, structures and/or fixtures located thereon (the "Property").

The Property is improved property known as 110 Harris Street, Goodlettsville, Tennessee 35802.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or

otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand as of the 1ST day of ~~August~~ September, 2016.

RIVERGATE PARTNERS,
a Tennessee general partnership

By: _____
Name: Barney D Byrd
Title: Authorized Agent

STATE OF TENNESSEE)

COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Jan Minshall a Notary Public, Barney D. Byrd, with whom I am personally acquainted, who, upon oath, acknowledged that (s)he executed the foregoing instrument for the purposes therein contained and who further acknowledged that (s)he is Authorized Agent of RIVERGATE PARTNERS, a Tennessee general partnership, being authorized to execute the foregoing instrument on behalf of the partnership.

Witness my hand and seal, this 31ST day of Aug, 2016.

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

_____
Notary Public

Printed Name: Jan Minshall

My Commission Expires:

11-6-17

EXHIBIT A TO SPECIAL WARRANTY DEED

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED DECEMBER 12, 1985, AND REVISED DECEMBER 26, 1985, AND KNOWN AS JOB NO. 85-579, AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THIS TRACT AND ALSO BEING THE NORTHWEST CORNER OF THE FISHER PROPERTY OF RECORD IN BOOK 6254, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE WITH FISHER'S LINE IN PART S 01 DEG. 52' 36" W 300.00' TO AN IRON PIN; THENCE WITH THE LINE OF THE JAMES KING PROPERTY OF RECORD IN BOOK 4436, PAGE 118, SAID REGISTER'S OFFICE, S 21 DEG. 05' 20" W 90.08' TO AN IRON PIN; THENCE S 12 DEG. 26' 14" W 108.00' TO AN EXISTING IRON PIN IN THE NORTHERLY LINE OF THE GOODLETTSVILLE FIRST BAPTIST CHURCH PROPERTY OF RECORD IN BOOK 2902, PAGE 641, SAID REGISTER'S OFFICE; THENCE WITH THE SAID CHURCH PROPERTY N 79 DEG. 25' 12" W 628.41' TO AN IRON PIN SET IN THE LINE OF THE RANCHWOOD ESTATES OF RECORD IN BOOK 2900, PAGE 125, SAID REGISTER'S OFFICE; THENCE WITH THE LINE OF THE SAID SUBDIVISION N 18 DEG. 34' 00" E 186.10' TO AN IRON PIN; THENCE LEAVING THE SAID SUBDIVISION AND WITH THE LINE OF THE J.W. HARRIS SUBDIVISION OF THE CLARK HOME PLACE OF RECORD IN BOOK 547, PAGE 46, SAID REGISTER'S OFFICE, S 81 DEG. 10' 53" E 223.02' TO AN IRON PIN; THENCE N 01 DEG. 52' 34" E 99.99' TO AN IRON PIN; THENCE S 80 DEG. 11' 24" E 199.60' TO AN IRON PIN; THENCE N 01 DEG. 52' 36" E 200.00' TO AN IRON PIN SET ON THE SOUTHERLY MARGIN OF HARRIS STREET; THENCE WITH THE SOUTHERLY MARGIN OF HARRIS STREET S 80 DEG. 11' 24" E 200.00' TO THE POINT OF BEGINNING, CONTAINING 4.550 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, WITHIN THE CORPORATE LIMITS OF GOODLETTSVILLE, TENNESSEE AND DESCRIBED ACCORDING TO A SURVEY DATED JUNE 10, 1992 MADE BY A & A ENGINEERS, INC., HOWARD W. ANDERSON, SURVEYOR, TENNESSEE LICENSE NO. 527, 504 EAST IRIS DRIVE, NASHVILLE, TENNESSEE 37204, AS FOLLOWS:

COMMENCING AT AN IRON PIN IN THE WESTERN RIGHT-OF-WAY MARGIN OF DICKERSON PIKE, THE NORTHEAST CORNER OF THE FIRST BAPTIST CHURCH PROPERTY AND THE SOUTHEAST CORNER OF THE ROY M. UPTON, JR., PROPERTY AS OF RECORD IN BOOK 4606, PAGE 653, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID RIGHT-OF-WAY N 77° 07' 24" W 277.54 FEET TO AN IRON PIN, THE POINT OF BEGINNING; THENCE N 22° 56' 35" E 40.06 FEET TO AN IRON PIN; THENCE N 82° 33' 19" W 153.05 FEET TO AN IRON PIN; THENCE S 75° 25' 14" W 62.44 FEET TO AN IRON PIN; THENCE S 78° 13' 03" E 200.81 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 5,738 SQUARE FEET, MORE OR LESS AND BEING THE PROPERTY CONVEYED TO TRUSTEES OF THE FIRST BAPTIST CHURCH OF GOODLETTSVILLE OF RECORD IN BOOK 9044, PAGE 480, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RIVERGATE APARTMENTS BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN BOOK 8371, PAGE 486, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. RIVERGATE APARTMENTS THEREAFTER CHANGED ITS NAME TO RIVERGATE PARTNERS.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. No insurance is afforded as to the acreage or square footage contained in the insured property.

2. Taxes and assessments for the year 2016 and subsequent years, a lien, not yet due and payable. (Map & Parcel No. 02308005100)

3. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4363, page 137, Register's Office for Davidson County, Tennessee, as shown on Survey.

4. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4363, page 139, Register's Office for Davidson County, Tennessee, as shown on Survey.

5. Easement of record in Book 8316, page 445, Register's Office for Davidson County, Tennessee, as shown on Survey.

6. That portion of the land embraced within the bounds of any public road or thoroughfare.

7. Rights of tenants in possession, as tenants only, under any prior unrecorded residential leases.

8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by John Alan Hood, R.L.S. 1838, Campbell, McRae & Associates, Surveying, Inc. on August 19, 2016:

   a. Building encroachments onto easement recorded at Book 8316, page 445,
   b. Location of Chain Link and Wood Fences,
   c. Underground sewer located in the Southeast area of the Land without the benefit of an easement, and,
   d. Easement for maintenance of utilities on the Land.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: