Davidson County DEEDQC
Recvd: 09/02/16 08:22 7 pgs
Fees:37.00 Taxes:0.00
20160902-0092343

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3100 West End Avenue, Suite 1100
Nashville, TN 37203

ADDRESS NEW OWNER:

Summit Autumn Chase I, LLC
-and-
Summit Autumn Chase II, LLC
c/o Summit Equity Investments, Inc.
1640 S. Sepulveda Boulevard
Suite 218
Los Angeles, CA 90025

PARTY RESPONSIBLE FOR PAYMENT OF TAXES:

New Owners

MAP-PARCEL NO.:

02308005100

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

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 30th 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

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RIVERGATE PARTNERS, a Tennessee general partnership, formerly known as Rivergate Apartments, a Tennessee general partnership ("Grantor"), has this day bargained and sold and does hereby 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 "Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property located at 110 Harris Street, Goodlettsville, Tennessee 37072.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed to be effective as of the 1st day of September, 2016.

GRANTOR:

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, at office this 31st day of Aug, 2016.

_____
NOTARY PUBLIC

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
11-6-17

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING AT AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF HARRIS STREET (50 FOOT WIDE PUBLIC R.O.W.) AT THE NORTHWEST CORNER OF LOT 4, J.W. HARRIS SUBDIVISION (BOOK 547, PAGE 46 R.O.D.C., TN OWNED BY MICHAEL & KAREN RIPPETOE (INSTRUMENT# 20071119-0135040 R.O.D.C., TN); THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID RIPPETOE S 02°46'43" W 202.26 FEET TO A HACKBERRY TREE AT THE SOUTHWEST CORNER OF LOT 5 OF SAID J.W. HARRIS SUBDIVISION AND THE NORTHWEST CORNER OF LOT 2, MEDICAL CENTER SUBDIVISION (BOOK 9700, PAGE 126 R.O.D.C., TN) OWNED BY WILLIAM HENRY & HEDWIG M. BERNSTEIN (INSTRUMENT# 20150630-0062656 R.O.D.C., TN);
THENCE WITH SAID BERNSTEIN / LOT 2
S 03°23'46" W 100.00 FEET TO AN IRON ROD (OLD); THENCE S 22°36'30" W, PASSING THE NORTHWEST CORNER OF LOT 1 OF SAID MEDICAL CENTER SUBDIVISION OWNED BY GROSS & PELLETIER VENTURES (INSTRUMENT# 20041203-0144449 R.O.D.C., TN) AT 27.98 FEET FOR A TOTAL DISTANCE OF 90.08 FEET TO AN IRON ROD (NEW);
THENCE CONTINUING WITH SAID GROSS & PELLETIER / LOT 1 S 13°57'24" W 69.14 FEET TO AN IRON ROD (NEW) AT THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO TRUSTEES OF THE FIRST BAPTIST CHURCH OF GOODLETTSVILLE IN BOOK 9044, PAGE 479 R.O.D.C., TN;
THENCE WITH SAID FIRST BAPTIST CHURCH OF GOODLETTSVILLE LAND
N 82°26'44" W 145.44 FEET TO AN IRON ROD (NEW); THENCE S 75°31'49" W 62.44 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN SAID BOOK 9044, PAGE 479 R.O.D.C., TN;
THENCE CONTINUING WITH SAID FIRST BAPTIST CHURCH OF GOODLETTSVILLE LAND N 78°06'28" W 427.60 FEET TO AN IRON ROD (OLD) IN THE EASTERLY LINE OF RESERVED PARCEL "E", SECTION ONE, RANCHWOOD ESTATES OWNED BY TRUSTEES, FIRST BAPTIST CHURCH, MAIN STREET, GOODLETTSVILLE, TENNESSEE;
THENCE WITH SAID CHURCH / PARCEL "E"
N 18°52'57" E, PASSING THE NORTHEAST CORNER OF SAID PARCEL "E" AND A CORNER TO LOT 94 OF SAID SECTION ONE RANCHWOOD ESTATES OWNED BY DEMETRIUS J. & WANDA L. BURGESS AT 58.82 FEET FOR A TOTAL DISTANCE OF 186.10 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF LOT 17 OF SAID J.W. HARRIS SUBDIVISION OWNED BY ELEANOR & MARVIN & MARTHA G. HITT, ET AL (INSTRUMENT# 20050721-0084801 R.O.D.C., TN;
THENCE WITH SAID HITT / LOT 17
S 79°17'20" E 223.02 FEET TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF LOT 16 OF SAID J.W. HARRIS SUBDIVISION OWNED BY JAMES & BETTY HICKMAN (INSTRUMENT# 20080110-0003222 R.O.D.C., TN;
THENCE WITH THE EASTERLY LINE OF SAID HICKMAN / LOT 16
N 04°48'25" E 99.99 FEET TO AN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF THE NORTHERLY PART OF LOT 15 OF SAID J.W. HARRIS SUBDIVISION OWNED BY ERIC R. FREEMAN (INSTRUMENT# 20100104-0000525 R.O.D.C., TN);
THENCE WITH SAID HARRIS
S 78°56'34" E 199.60 TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF THE NORTHERLY PART OF LOT 14 OF SAID J.W. HARRIS SUBDIVISION OWNED BY SALVADOR ZARAGOZA (INSTRUMENT# 20160128-0008255 R.O.D.C.,TN);
THENCE WITH SAID ZARAGOZA N 02°49'13" E 201.82 FEET TO AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF SAID HARRIS STREET, SAID ROD BEING LOCATED S

79°18'31" E 100.02 FEET FROM AN IRON ROD (OLD) AT SAID ZARAGOZA'S NORTHWEST CORNER;
THENCE WITH SAID SOUTHERLY MARGIN
S 79°18'31" E 200.00 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 19,785.91 S.F. OR 4.43 ACRES MORE OR LESS ACCORDING TO AN ALTA / NSPS LAND TITLE SURVEY DATED 8-19-2016 PREPARED BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC., 2918 BERRY HILL DRIVE, NASHVILLE, TN 37204 JOHN HOOD TN R.L.S.# 1838

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.

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: