Davidson County DEEDWARRSP
Recvd: 12/28/16 08:16 7 pgs
Fees:38.00 Taxes:11174.00
20161228-0135985

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	NEW PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Adam J. Sigman & Robert Baugh Sirote & Permutt, PC 2311 Highland Avenue South Birmingham, AL 35205	Rivertop Residences, LLC c/o LIV Development, LLC 2204 Lakeshore Drive, Suite 450 Birmingham, AL 35209	5820 River Road Nashville, TN 37209 Davidson County, TN	Rivertop Residences, LLC c/o LIV Development, LLC 2204 Lakeshore Drive, Suite 450 Birmingham, AL 35209	10100016100 & 10200000600

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 21st day of December, 2016, by and between **GREGORY S. PERRONE**, a married individual resident of the state of Tennessee (hereinafter, "Grantor"), and **RIVERTOP RESIDENCES, LLC,** a Delaware limited liability company (hereinafter "Grantee");

W I T N E S S E T H:

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, County of Davidson, State of Tennessee, to-wit:

> All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference, subject always to those liens, easements, encumbrances and exceptions listed in **Exhibit "B"** attached hereto and incorporated herein by reference.
>
> The property conveyed herein does not constitute the homestead of Grantor or any spouse of Grantor.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever; and Grantor does hereby covenant with Grantee, its successors and assigns, that for title to aforesaid real estate, Grantor, its heirs and assigns, will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the day and year first above written.

SIGNATURES ON FOLLOWING PAGE

GRANTOR:

By: _____
Name: Gregory S. Perrone

THE STATE OF TENNESSEE
COUNTY OF Williamson

On this 20th day of December 2016, before me personally appeared Gregory S. Perrone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and seal, at office in Brentwood TN, this 20th day of December, 2016.

MELISSA LEDFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

(PERSONALIZED SEAL)

Melissa Ledford
Notary Public, State of Tennessee
Name: Melissa Ledford

My commission expires the 3rd day of July 2017.

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,020,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

GRANTOR:

By:
Name: Gregory S. Perrone

THE STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of December 2016, before me personally appeared Gregory S. Perrone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and seal, at office in Brentwood TN, this 30th day of December, 2016.

MELISSA LEDFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES July 3, 2017

Melissa Ledford
Notary Public, State of Tennessee
Name: Melissa Ledford

(PERSONALIZED SEAL)

My commission expires the 3rd day of July 2017.

day of _____.

Exhibits to Quitclaim Deed

A - Legal Description of Land

B - Permitted Exceptions

EXHIBIT "A"

LEGAL DESCRIPTION OF LAND

Land lying in the Thirty-Fifth Councilmanic District of Nashville, Davidson County, Tennessee being the same property conveyed to William E. Kantz Jr. of record in Instrument 20050316-0028969 and Instrument 20050316-0028970 R.O.D.C. a portion of the hereon described tract being Lot 6 of the Plumlee Farms Subdivision of record in Plat Book 5050, Page 88, R.O.D.C. and Lot 5 and parts of Lots 3 and 4 on the map of Plumlee Farm on River Road, not of record and being more particularly described as follows:

Beginning at an iron pin (old) lying in the northerly margin of River Road (R.O.W. Varies) being the southwesterly corner of the herein described tract;

Thence, along or near the easterly line of Eller & Olsen Stone Co. of record in Deed Book 4395, Page 827, R.O.D.C. the next (2) two courses and distances:

Thence, North 03°45'17" East, a distance of 765.46 feet to an iron pin (old);

Thence, North 03°45'01" East, a distance of 637.07 feet to an iron pin (set);

Thence, along or near the southerly and easterly lines of Lot 6a and 6b of Plumlee Farms Subdivision of record in Plat Book 5050, Page 88, R.O.D.C. the next (5) five courses and distances:

Thence, North 89°59'51" East, a distance of 236.31 feet to an iron pin (set);

Thence, South 01°03'55" East, a distance of 188.62 feet to an iron pin (set);

Thence, South 78°44'00" East, a distance of 200.00 feet to an iron pin (old);

Thence, North 03°45'53" East, a distance of 580.00 feet to an iron pin (set);

Thence, North 03°50'45" East, a distance of 245.00 feet to the approximate Low Water Mark of the Cumberland River;

Thence, along or near said Low Water Mark South 80°12'06" East, a distance of 1045.64 feet to an iron pin (set);

Thence, along or near the westerly line of Tracy R. Wallace, etux of record in Deed Book 9475, Page 937, R.O.D.C. the next (4) four courses and distances:

Thence, South 07°15'07" West, passing a witness pin at 206.22 feet for a total distance of 1134.00 feet to an iron pin (old);

Thence, South 22°03'53" East, a distance of 126.20 feet to a 1" iron pipe (old);

Thence South 02°27'07" West, a distance of 91.50 feet to an iron pin (set);

Thence, South 25°15'32" West, a distance of 227.33 feet to a 1" iron pipe (old);

Thence, along or near the westerly line of Matthew D. Holifield, ETUX the next (3) three courses and distance:

Thence, South 32°07'32" West, a distance of 155.26 feet to an iron pin (old);

Thence, South 00°28'59" West, a distance of 11.92 feet to an iron pin (old);

Thence, South 34°34'56" West, a distance of 72.43 feet to an iron pin (set);

Thence, along or near the northerly and westerly line of Jerry Ham, ETUX of record in Deed Book 5968, Page 192, R.O.D.C. the next (2) two courses and distances:

Thence, North 55°36'41" West, a distance of 179.35 feet to an iron pin (old);

Thence, South 34°57'09" West, a distance of 268.75 feet to an iron pin (set);

Thence, along or near the northerly margin of River Road the next (7) seven courses and distances:

Thence, North 83°43'38" West, a distance of 136.49 feet to an iron (set);

Thence, North 84°58'59" West, a distance of 61.73 feet to an iron pin (set);

Thence along a curve to the left having a radius of 1221.58 feet a central angle of 9°28'23" and being subtended by chord being of North 89°43'11" West, a distance of 201.74 feet and an arc length of 201.97 feet to an iron pin (set);

Thence, along a curve to the right having a radius of 1293.54 feet and a central angle of 7°17'51" and being subtended by chord being of North 89°11'33" East, a distance of 164.64 feet and an arc length of 164.75 feet to an iron pin (set);

Thence, North 87°09'32" West, a distance of 39.81 feet to an iron pin (set);

Thence, North 87°20'40" West, a distance of 195.39 feet to an iron pin (set);

Thence, North 85°53'18" West, a distance of 192.30 feet to the Point of Beginning.

Being the same property conveyed to Gregory S. Perrone, married by Quit Claim Deed dated 05/04/2012 from River Road Retreat, LLC of record in Instrument 201205040038651, Register's Office for Davidson County, Tennessee.

Exhibit A

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. County of Davidson real property taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.
2. All matters as set forth per Plat Book 5050, Page 88, Register's Office for Davidson County, Tennessee, as shown in ALTA/ACSM Land Title Survey prepared by Crawford & Cummings, P.C., dated October 27, 2015, last revised [December 12], 2016, and being Project No. 15-116.
3. All matters set out in document including but not limited to an Easement of record in Book 5228, Page 274, Register's Office for Davidson County, Tennessee, as shown in ALTA/ACSM Land Title Survey prepared by Crawford & Cummings, P.C., dated October 27, 2015, last revised [December 12], 2016, and being Project No. 15-116.
4. Utility Easement of record in Instrument 200011090111402, Register's Office for Davidson County, Tennessee, as shown in ALTA/ACSM Land Title Survey prepared by Crawford & Cummings, P.C., dated October 27, 2015, last revised [December 12], 2016, and being Project No. 15-116.
5. Electrical Permit of record in Book 5262, Page 445, Register's Office for Davidson County, Tennessee.
6. Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sandra S. Jackson

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me, Julie Read, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Read, Notary

My Commission Expires: 2-2017

JULIE N. READ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY