Davidson County DEEDWARRSP
Recvd: 06/26/17 11:24 5 pgs
Fees:28.00 Taxes:74.00
20170626-0063956

SPECIAL WARRANTY DEED

Instrument Prepared by:	Owner/Responsible Taxpayer:
S.P. LaViña Enenstein Ribakoff LaViña & Pham, APC 12121 Wilshire Boulevard, Suite 600 Los Angeles, CA 90025	Summit Jamestown, LLC 1640 S. Sepulveda Boulevard, Suite 218 Los Angeles, CA 90025
After Recording Return To:	Source of Grantor's Title:
S.P. LaViña Enenstein Ribakoff LaViña & Pham, APC 12121 Wilshire Boulevard, Suite 600 Los Angeles, CA 90025	Deed recorded in the Davidson County Register's Office as Instrument #20140203-0009313
	Tax Parcel No. 14711002900

STATE OF CALIFORNIA)
) SS.:
COUNTY OF LOS ANGELES)

I, or we, hereby swear or affirm that the actual consideration for the transfer of the property transferred, whichever is greater, is $20,000.

SUMMIT JAMESTOWN, LLC
a Delaware limited liability company

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

By: _____
Ryan P. Lynch,
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)
) ss.
COUNTY OF LOS ANGELES)

Subscribed and sworn to (or affirmed) before me on this 23rd day of June, 2017, by Ryan P. Lynch, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal) TERESA CHRISTINE WATKINS
Commission # 2136408
Notary Public - California
Los Angeles County
My Comm. Expires Dec 11, 2019

Signature _____

THIS SPECIAL WARRANTY DEED, made June 23, 2017, by SUMMIT TENNESSEE I, LLC, a Delaware limited liability company, whose mailing address is 1640 S. Sepulveda Blvd., #218, Los Angeles, California 90025 ("Grantor"), to SUMMIT JAMESTOWN, LLC, a Delaware limited liability company, with a mailing address at 1640 S. Sepulveda Blvd., #218, Los Angeles, California 90025 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of $10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to the Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Davidson, State of Tennessee.

A certain tract of land located in the Sixth Civil District of Davidson County, Tennessee which is more particularly described on Exhibit "A" attached hereto according to ALTA/ACSM Land Title Survey dated 11/26/2013, Job No. 13-1110, revised 12/23/2013 revised 1/2/2014, revised 1/24/2014, and last revised 1/29/2014, by Crawford & Cummings, PC.

Being the same property conveyed to Summit Tennessee I, LLC, by deed of record in Instrument #20140203 - 0009313, Register's Office, Davidson County, Tennessee.

TO HAVE AND HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereto belonging unto the said Grantee, heirs and assigns, in fee simple forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that the Grantor has a good and lawful right to sell and convey the same.

GRANTOR FURTHER COVENANTS with said Grantee and binds itself, its heirs, successors, assigns to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whatsoever.

All warranties of the Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

Subject to all easements, covenants and restrictions that are of record at said Register's Office.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed in its name on the date set forth in the acknowledgment below but to be effective for all purposes as of the date first above written.

GRANTOR;

SUMMIT TENNESSEE I, LLC,
a Delaware limited liability company

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

By: _____
Ryan P. Lynch,
Co-Chief Executive Officer

Witness: _____
Print Name: SUSAN YATES

00153816, V.1

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)
) ss.
COUNTY OF LOS ANGELES)

On June 23, 2017, before me, Tessa Christine Watkins, a notary public, personally appeared Ryan P. Lynch, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal) 

Signature

EXHIBIT "A"

LEGAL DESCRIPTION

Land situated in the 27th councilmanic district of Metropolitan Nashville, Davidson County, Tennessee being the same property conveyed to Jamestown Apartments Land Venture, GP, of record in instrument number, 201111210090980, R.O.D.C., TN also being parcel 29 on tax map 147-11 (parcel id: 14711002900) and being more particularly described as follows:

Beginning at a concrete monument (old) in the northeast comer of said property and also being the South East comer of Donald Jones of record in Deed Book 5887, Page 226, R.O.D.C., TN;
Thence, along the west line of Everado Santiago-Jilian, of record in instrument number: 201301240007933, R.O.D.C., TN, S 11°41'22" E passing a 1-2" iron pin (old) at 29.86', and along R & B Investments of record in Instrument number: 200307280104732, R.O.D.C., TN, west line for a total distance of 199.13' to an 1-2" iron pin (old);
Thence, continuing with west line of R & B Investments, N 88°23'03" W a distance of 40.14' to an 2" iron pipe (old) at a corner of Bibisco, Inc. of record in Deed Book 10128, page 244, R.O.D.C., TN;
Thence, along the Bibisco, Inc. for the next two calls;
Thence, N 82°06'04" W a distance of 165.68' to a concrete monument (old);
Thence, N 02°10'08" W a distance of 186.32' to a concrete monument (old) at the southwest comer of Donald Jones, ET UX, of record in Deed Book 5887, page 226, R.O.D.C., TN
Thence, with Jones's line S 84°59'11" E a distance of 172.00' to a concrete monument (old); Which is the point of beginning, having an area 35,650 sq. ft., 0.82 acres, more or less.

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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, 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

My Commission Expires: 5/6/2019

Notary Seal:

