Karen Johnson Davidson County
Batch# 243655 DEEDWARRSP
06/17/2019 09:02:03 AM 2 pgs
Fees: $13.00 Taxes: $4,939.50
20190617-0057683

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,335,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of June, 2019.

(Affix Seal) Notary Public

My Commission Expires: 7-9-2022

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

2019-654-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TENNESSEE 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Summit Development, Inc. 1469 S 4th St. Louisville, KY 40208	Summit Development, Inc. 1469 S 4th St. Louisville, KY 40208	Map/Parcel 070 10 0 005.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Civil Constructors, LLC, (formerly known as Civil Constructors, Incorporated, a Tennessee corporation), hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto Summit Development, Inc., a Kentucky corporation, 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:

Land in the 13th formerly the 23rd Civil District of Davidson County, Tennessee, and described from a drawing (titled plat of Lewis property) by S. Harvey Gee, dated September 5, 1968, as follows: Beginning at a point on the Southerly margin of West Trinity Lane, now known as Buena Vista Pike, said point being the Northwesterly corner of the property conveyed to James L. Lewis, Jr. and wife, Louise M. Lewis, by deed of record in Book 5679, Page 349, Register's Office for Davidson County, Tennessee; thence, leaving the margin of said pike in a Southeasterly direction of 450 feet, more or less, to a point on the Westerly line of the tract conveyed to Phillip Saindon, Trustee, by deed of record in Book 6422, Page 343, said Register's Office; thence, in a Southerly direction with the said Westerly line of the said Saindon tract, 850 feet, more or less, to a point in the center line of the Cumberland River; thence, in a Westerly direction, with the said center line, 520 feet, more or less, to a point, located on the Southeasterly corner of the tract conveyed to Thomas B. Greene and wife, Icy May Greene, by deed of record in Book 3433, Page 337, said Register's Office; thence, leaving said center line in a Northerly direction, with the Easterly line of the said Greene tract and the Easterly line of the tract conveyed to Elmira Johnson, by deed of record in Book 6821, Page 463, said Register's Office, a total distance of 932 feet, more or less, to a point on the Southerly margin of said Buena Vista Pike; thence, with said Southerly margin in a Northeasterly direction 360 feet, to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Huson Leasing & Development Company, a Tennessee partnership to Civil Constructors, Incorporated, a Tennessee corporation, as recorded on the 6th day of February, 1997 in Deed Book 10342 Page 787, in the Register's Office of Davidson County, Tennessee. Pursuant to a Certificate of Conversion filed with the Tennessee Secretary of State on September 20, 2013, Civil Constructors, Incorporated, a Tennessee corporation, was converted to a limited liability company, known as Civil Constructors, LLC.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2019 have been prorated between the parties as of the date of closing, to be assumed by Grantee herein.
2. Easement for the flow of the waters of the Cumberland River, and the rights of the public therein.
3. Rights of upper and lower riparian owners to the flow of the waters of the cumberland River, free from diminution or pollution.
4. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland River.
5. Right of Way and Construction Easement to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 8182, page 143, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 0 Buena Vista Pike, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13 day of June, 2019:

Civil Constructors, LLC (formerly known as Civil Constructors, Incorporated)

By: Joe C. Rodgers, President
Joe L. Rodgers, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Joe L. Rodgers, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Civil Constructors, LLC, the within named bargainor, a limited liability company (formerly known as Civil Constructors, Incorporated) and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as President.

Witness my hand, at office, this 13 day of June, 2019.

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Signature
My commission expires: 12-5-2020