Karen Johnson Davidson County
Batch# 316569 DEEDQC
11/18/2019 08:25:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20191118-0118325

QUITCLAIM DEED

Instrument Prepared by:	Owner/Responsible Taxpayer:
Barnes & Thornburg LLP 2029 Century Park E., Suite 300 Los Angeles, California 90067	110 Harris St LLC/110 Harris St Holding LLC c/o GVA Pro, LLC 500 W 2nd Street, Suite 1900 #29 Austin, TX 78701
After Recording Return To:	Source of Grantor's Title:
First American Title Insurance Company 611 Commerce Street, Suite 3101 Nashville, Tennessee 37203 Attention: Susan Felts	Deed recorded in the Davidson County Register's Office as Instrument #20160902-0092343
	Tax Parcel No. 02308005100

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, 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 (the "Grantor"), have bargained and sold, and by these presents does transfer and convey unto 110 HARRIS ST LLC, a Texas limited liability company, as to a 36.52% interest ("Harris I"), and 110 HARRIS ST HOLDING LLC, a Texas limited liability company, as to a 63.48% interest, as tenants-in-common ("Harris II" and together with Harris I, the "Grantee"), 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 (the "Property").

The Property is improved property known as 110 Harris Street, Goodlettsville, Tennessee 37072.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim 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 AUTUMN CHASE 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

SUMMIT AUTUMN CHASE II, 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)

On November 13, 2019, before me, Christina De La Torre, a notary public, personally appeared Ryan P. Lynch, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacities, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Signature _____

(Seal)

CHRISTINA DE LA TORRE
COMM. # 2263236
NOTARY PUBLIC ○ CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. OCT. 19, 2022

STATE OF TENNESSEE)
) SS.:
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for the transfer of the property transferred, whichever is greater, is $0.

Claire Burke
Affiant

Subscribed and sworn to before me, this the 15th day of November, 2019.

Melissa Foster
Notary Public

My Comm. Expires 10/2/2023

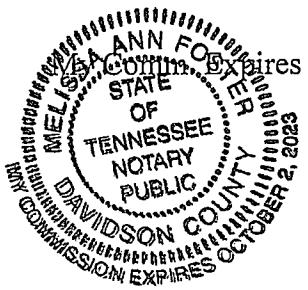


EXHIBIT "A"

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 *I* 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 *I* 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 *I* 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. HARRJS 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° 18'3 l" 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 *I* 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 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, Melissa Shields Brown, 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: 3/3/2020

Notary Seal:

