Karen Johnson Davidson County
Batch# 316569 DEEDWARRSP
11/18/2019 08:25:30 AM 9 pgs
Fees: $48.00 Taxes: $22,211.10
20191118-0118326

SPECIAL WARRANTY 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 #20160902-0092342
	Tax Parcel No. 025 08 0 051.00

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"), that 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, together with all improvements, buildings, structures and/or fixtures located thereon (the "Property").

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

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

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 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.

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

Signature _____

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 $6,003,000.

Claire Bube
Affiant

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

Melissa Foster
Notary Public

MELISSA ANN FOSTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

My Comm. Expires: 10/2/2023

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED DECEMBER 12, 1985, AND REVISED DECEMBER 26, 1985, AND KNOWN AS JOB NO. 85-579, AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THIS TRACT AND ALSO BEING THE NORTHWEST CORNER OF THE FISHER PROPERTY OF RECORD IN BOOK 6254, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE WITH FISHER'S LINE IN PART S 01 DEG. 52' 36" W 300.00' TO AN IRON PIN; THENCE WITH THE LINE OF THE JAMES KING PROPERTY OF RECORD IN BOOK 4436, PAGE 118, SAID REGISTER'S OFFICE, S 21 DEG. 05' 20" W 90.08' TO AN IRON PIN; THENCE S 12 DEG. 26' 14" W 108.00' TO AN EXISTING IRON PIN IN THE NORTHERLY LINE OF THE GOODLETTSVILLE FIRST BAPTIST CHURCH PROPERTY OF RECORD IN BOOK 2902, PAGE 641, SAID REGISTER'S OFFICE; THENCE WITH THE SAID CHURCH PROPERTY N 79 DEG. 25' 12" W 628.41' TO AN IRON PIN SET IN THE LINE OF THE RANCHWOOD ESTATES OF RECORD IN BOOK 2900, PAGE 125, SAID REGISTER'S OFFICE; THENCE WITH THE LINE OF THE SAID SUBDIVISION N 18 DEG. 34' 00" E 186.10' TO AN IRON PIN; THENCE LEAVING THE SAID SUBDIVISION AND WITH THE LINE OF THE J.W. HARRIS SUBDIVISION OF THE CLARK HOME PLACE OF RECORD IN PLAT BOOK 547, PAGE 46, SAID REGISTER'S OFFICE, S 81 DEG. 10' 53" E 223.02' TO AN IRON PIN; THENCE N 01 DEG. 52' 34" E 99.99' TO AN IRON PIN; THENCE S 80 DEG. 11' 24" E 199.60' TO AN IRON PIN; THENCE N 01 DEG. 52' 36" E 200.00' TO AN IRON PIN SET ON THE SOUTHERLY MARGIN OF HARRIS STREET; THENCE WITH THE SOUTHERLY MARGIN OF HARRIS STREET S 80 DEG. 11' 24" E 200.00' TO THE POINT OF BEGINNING, CONTAINING 4.550 ACRES, MORE OR LESS.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO TRUSTEES OF THE FIRST BAPTIST CHURCH OF GOODLETTSVILLE, BY DEED OF RECORD IN BOOK 9044, PAGE 479, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY DATED JUNE 10, 1992 MADE BY A & A ENGINEERS, INC., HOWARD W. ANDERSON, SURVEYOR, TENNESSEE LICENSE NO. 527, 504 EAST IRIS DRIVE, NASHVILLE, TENNESSEE 37204, AS FOLLOWS:

COMMENCING AT AN IRON PIN IN THE WESTERN RIGHT-OF-WAY MARGIN OF DICKERSON PIKE, THE NORTHEAST CORNER OF THE FIRST BAPTIST CHURCH PROPERTY AND THE SOUTHEAST CORNER OF THE ROY M. UPTON, JR., PROPERTY AS OF RECORD IN BOOK 4606, PAGE 653, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID RIGHT-OF-WAY N 77° 07' 24" W 277.54 FEET TO AN IRON PIN, THE POINT OF BEGINNING; THENCE N 22° 56' 35" E 40.06 FEET TO AN IRON PIN; THENCE N 82° 33' 19" W 153.05 FEET TO AN IRON PIN; THENCE S 75° 25' 14" W 62.44 FEET TO AN IRON PIN; THENCE S 78° 13' 03" E 200.81 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 5,738 SQUARE FEET, MORE OR LESS.

THE FOREGOING IS ALSO DESCRIBED AS FOLLOWS:

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 (PLAT BOOK 547, PAGE 46 R.O.D.C., TN OWNED BY MICHAEL & KAREN RIPPETOE (INSTRUMENT# 200711190135040 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# 201506300062656 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# 200412030144449 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# 200507210084801 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#200801100003222 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# 201001040000525 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#201601280008255 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 THE SAME PROPERTY CONVEYED TO SUMMIT AUTUMN CHASE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY (UNDIVIDED 90% INTEREST), AND SUMMIT AUTUMN CHASE II, LLC, A DELAWARE LIMITED LIABILITY COMPANY (UNDIVIDED 10% INTEREST), AS TENANTS-IN-COMMON, BY DEEDS FROM RIVERGATE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, FORMERLY KNOWN AS RIVERGATE APARTMENTS, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 201609020092342 AND IN INSTRUMENT NO. 201609020092343, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. No insurance is afforded as to the acreage or square footage contained in the Land.

2. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

3. All matters shown on plat(s) of record in Book 547, Page 46, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers from Robert R. Wilkerson and wife, Shirley Hall Wilkerson, to The City of Goodlettsville, Tennessee, its successors and assigns forever, of record in Book 4363, Page 137, in the Register's Office of Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers from Robert R. Wilkerson and wife, Shirley Hall Wilkerson, to The City of Goodlettsville, Tennessee, its successors and assigns forever, of record in Book 4363, Page 139, in the Register's Office of Davidson County, Tennessee.

6. Easement from Autumn Chase Group Ltd., a Tennessee limited partnership, to Madison Suburban Utility District of Davidson County, Tennessee, a municipal corporation, its successors and assigns, of record in Book 8316, Page 445, in the Register's Office of Davidson County, Tennessee.

7. Grant of Easement from Summit Autumn Chase I, LLC and Summit Autumn Chase II, LLC to Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 201709210096818, in the Register's Office of Davidson County, Tennessee.

8. Rights of tenants as tenants only under the leases shown the rent roll attached as Exhibit B.

9. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by John Alan Hood, TN RLS No. 1838, Campbell, McRae & Associates, Inc. on October 2, 2019, last revised November 7, 2019 :

    a. 6' wood privacy fence encroaches over property line;
    b. Sewer line crosses southeast property line outside easement area described in Bok 8316, Page 445;
    c. Concrete walkway encroaches over south boundary line;
    d. Pavement encroaches over southwest boundary line;
    e. 4' and 6' chain link fence encroaches over northwest boundary line;
    f. Building encroaches over sanitary sewer easement recorded at Book 4363, Page 137.

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:

