Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

Karen Johnson Davidson County
Batch# 350565 DEEDWARRSP
01/30/2020 10:02:06 AM 5 pgs
Fees: $28.00 Taxes: $8,242.09
20200130-0011090

This Instrument Prepared By:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
Cumberland Development Partners, LLC 1230 West Trinity Lane Nashville, TN 37218	Cumberland Development Partners, LLC 1230 West Trinity Lane Nashville, TN 37218	Parcel 070-10-0-005.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Two Hundred Twenty-Seven Thousand Five Hundred Ninety and 99/100 Dollars ($2,227,590.99).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of January, 2020.

Notary Public

BRENDA REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires March 7, 2023

My Commission Expires: 3/7/23

FOR AND IN CONSIDERATION of the sum of Two Million Two Hundred Twenty-Seven Thousand Five Hundred Ninety and 99/100 Dollars ($2,227,590.99) the receipt and sufficiency of which are hereby acknowledged, **SUMMIT DEVELOPMENT INC.**, a Kentucky Corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **CUMBERLAND DEVELOPMENT PARTNERS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, 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 unimproved property known as Lot 1, Buena Vista Downs, located in Nashville, Davidson County, Tennessee.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand as of the 27 day of January, 2020.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

SUMMIT DEVELOPMENT INC., a Kentucky Corporation

By: _____
J. Scott Brian, President

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Before me, Alecia Wells, a Notary Public of said County and State, personally appeared J. Scott Brian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of SUMMIT DEVELOPMENT INC., a Kentucky corporation, the within named bargainor, and that such person as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by such person as such Officer.

Witness my hand and seal, at Office in the foresaid County and State, ~~this~~ 28th day of January, 2020.

_____
(Notary Public)

My Commission expires: 12-28-2022

ALECIA D WELLS
My Commission Expires
12-28-2022
NOTARY PUBLIC
Notary ID #614304
STATE AT LARGE, KENTUCKY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Buena Vista Downs, as shown of record in Instrument No. 201909230096618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Summit Development, Inc., a Kentucky corporation, by Special Warranty Deed from Civil Constructors, LLC (formerly known as Civil Constructors, Incorporated, a Tennessee corporation), filed for record on June 17, 2019 in Instrument No. 20190617-0057683, Register's Office for Davidson County Tennessee.

Also being the same property conveyed to Summit Development, Inc., a Kentucky corporation, by Quitclaim Deed from Civil Constructors, LLC, a Tennessee limited liability company, filed for record on June 17, 2019 in Instrument No. 20190617-0057684, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Summit Development, Inc., a Kentucky corporation, by Quitclaim Deed from Dorothy J. Morris, filed for record on September 25, 2019 in Instrument No. 20190925-0097507, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

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

2. Rights of upper and lower riparian owners to the flow of the water of any rivers, creeks or streams, free from diminution or pollution.

3. Title to that portion of the premises lying below the ordinary low water mark of the Cumberland River.

4. Easement for the flow of the water of the Cumberland River and the rights of the public therein.

5. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

6. Easement for Drainage and/or Public Utility of record in Book 11362, Page 55, Register's Office for Davidson County, Tennessee.

7. Terms and conditions of the Right of Way and Easement as shown in Warranty Deeds by and between James L. Lewis, Jr. and wife, Louise M. Lewis and Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8182, Page 143, and in Book 8182, Page 146, in the Register's Office for Davidson County, Tennessee.

8. All matters shown on the Final Plat of BUENA VISTA DOWNS, of record in Instrument No. 201909230096618, Register's Office for Davidson County, Tennessee.

9. Notice of Land Use Restrictions of record in Instrument No. 20200128-0009993, Register's Office for Davidson County, Tennessee.