BILL GARRETT, Davidson County
Trans:T20140043290 DEEDWARRSP
Recvd: 06/18/14 15:25 6 pgs
Fees:32.00 Taxes:0.00
20140618-0053379

This Instrument Prepared By:
Hannah K. V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

From: FREE AT LAST BAIL BONDING, LLP, a Tennessee limited liability partnership, Grantor

Map-Parcel Numbers:
081-16-0-647.00; 081-16-0-649.00; 081-16-0-650.00; 081-16-0-651.00; 081-16-0-652.00

To: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq., Grantee

Field Book Numbers:
NA

Address New Owner:

Metropolitan Development and Housing Agency
701 South Sixth Street
Nashville, TN 37206

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Thousand and No/100 Dollars ($800,000.00).

Hannah K.V. Cassidy
Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of June, 2014.

Notary Public

My Commission Expires: 07-06-2015

LISA A. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2015

FOR AND IN CONSIDERATION OF the sum of Eight Hundred Thousand and _No/100 Dollars ($800,000.00), the receipt and sufficiency of which are hereby acknowledged, FREE AT LAST BAIL BONDING, LLP, a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto METROPOLITAN DEVELOPMENT

AND HOUSING AGENCY, a Tennessee public body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq. ("Grantee"), its successors and assigns, certain tracts or parcels 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 933, 935, 937, 939 and 941 Jefferson Street.

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 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 and Grantor has a good right to convey the Property.

And 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 claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

SIGNATURE ON FOLLOWING PAGE

Witness my hand this 17th day of June, 2014.

FREE AT LAST BAIL BONDING, LLP
a Tennessee limited liability partnership

By: _____
Name: Greg Sanford
Title: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Memorie White, a Notary Public of said County and State, personally appeared Greg Sanford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of FREE AT LAST BAIL BONDING, LLP, the within named bargainor, a Tennessee limited liability partnership, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability partnership in its capacity as President of the limited liability partnership, and on its behalf, by himself as President of the limited liability partnership.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17th day of June, 2014.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

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

TRACT NO. 1 (Parcel 647)

Parcel 1:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 1 on the Plan of Haslam's Addition to North Nashville, as of record in Book 21, page 17, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Jefferson Street and 10th Ave. North, formerly Belleville Street; thence with the southerly margin of Jefferson Street eastwardly 60 1/2 feet to the corner of Lots 1 and 2; thence with the line between said two lots southwardly 110 feet; thence westwardly 56 feet more or less, to the easterly margin of 10th Ave. No.; thence with said Avenue northwardly 116 feet to the beginning.

Parcel 2:

Land in Davidson County, Tennessee, being the south 44 feet of Lot No. 1 on the Plan of Samuel Haslam Lots, as of record in Book 21, page 17, Register's Office for said County.

Said part of said Lot No. 1 begins 116 feet south of the southeast intersection of 10th Avenue North, formerly Bellville Street, and Jefferson Street; thence southerly with the easterly margin of 10th Avenue North, 44 feet to the northerly margin of a 12-foot alley; thence easterly with the northerly margin of said alley 56 feet, more or less, to a point, the common corner of Lots Nos. 1 and 2 of said Plan; thence northerly with the dividing line between said two lots, 44 feet; thence westerly 59 feet, more or less, to the beginning.

Being the same property conveyed to FREE AT LAST BAIL BONDING, LLP by deed of record as Instrument No. 20100112-0002901, dated January 7, 2010, said Register's Office. Corrected by Affidavit of Scrivener's Error of record as Instrument Nos. 20100312-0018961 and 20100125-0006422, said Register's Office.

TRACT NO. 2 (PARCEL 649)

Land in Davidson County, Tennessee, being parts of Lots 2 and 3 in Haslam's Plan as of record in Book 21, page 17, R.O.D.C. fronting 63 feet on the south side of Jefferson Street and running back to an alley and is 50 feet wide in the rear, and is composed of all of Lot 2 bought by Sarah Donohue by deed of record in Book 62, page 278, less that part of paid lot sold to Meary Leusty by deed of record in Book 75, page 245, and that part of Lot 3 sold to Sarah A. Donohue by Meary Leusty and husband, by deed of record in Book 75, page 246, said Register's Office.

Being the same property conveyed to FREE AT LAST BAIL BONDING, LLP of record as Instrument No. 20100112-0002900, dated January 7, 2010, said Register's Office.Corrected by Scrivener's Error of record as Instrument No. 20100125-0006421, said Register's Office.

TRACT NO. 3

Parcel 1: **(Parcel 650)**

Land in Davidson County, Tennessee, being part of Lot Nos. 2 and 3 on the Plan of Haslam's Addition to Nashville, as of record in Book 21, page 17, Register's Office for said County, described as follows:

Beginning at a stake in the southerly margin of Jefferson Street 3 feet easterly from the northeast corner of Lot No. 2 on said plan; thence southwardly 68 feet 6 inches to a stake 1 foot west of the southwest corner of the house located on Lot No. 3; thence southwardly 70 feet 6 inches to a stake in the northerly margin of an alley; thence with said alley, easterly 25 feet to a stake; thence northwardly 60 feet 6 inches to a stake 7 feet 9 inches west of the southwest corner of the house located in the easterly portion of Lot No. 3; thence northwardly 76 feet 3 inches to a stake in the southerly margin of Jeffereson Street; thence with same, westwardly 29 feet to the beginning.

Being the same property conveyed to FREE AT LAST BAIL BONDING, LLP, by deed of record as Instrument No. 20100714-0055155, said Register's Office.

Parcel 2: **(Parcel 651)**

Land in Davidson County, Tennessee, being the easterly portion of Lot No. 3 on the plan of Haslam's Addition to Nashville, as of record in Book 21, page 17, Register's Office for said County, described as follows:

Beginning at a stake in the southerly margin of Jefferson Street, 32 feet east of the northeast corner of Lot No. 2 on said plan; thence at right angles, southwardly 76 feet 3 inches to a stake 7 feet 9 inches west of the southwest corner of the house located on the easterly portion of Lot No. 3; thence southwardly 60 feet 6 inches to a stake in the northerly margin of an alley; thence with same, eastwardly 37 feet to a stake, the southwest corner of Lot No. 4 on said plan; thence with same, northwardly 134 feet to a stake in the southerly margin of Jefferson Street; thence with same, westwardly 28 feet to the beginning.

Being the same property conveyed to FREE AT LAST BAIL BONDING, LLP by deed of record as Instrument No. 20100112-0002899 dated January 7, 2010, said Registers Office. Corrected by Scrivener's Error of record as Instrument No. 20100125-0006420, said Register's Office.

TRACT NO. 4 (PARCEL 652)

Being Lot No. 4 on the plan of Haslam's Addition of record in Book 21, page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot fronts 67 feet, more or less, on the south side of Jefferson Street and runs back between parallel lines 138 1/2 feet on its easterly margin and 144 on its westerly margin to an alley in the rear, and measures 65 feet on said alley.

Being the same property conveyed to FREE AT LAST BAIL BONDING, LLP, by deed of record as Instrument No. 20100630-0051127, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years for Map-Par. 081-16-0-647.00; 081-16-0-649.00; 081-16-0-650.00; 081-16-0-651.00; and 081-16-0-652.00.

2. The plat of survey by Brad Tyson Thomas TN RLS No. 2431 with Barge Waggoner Sumner & Cannon, Inc. dated April 24, 2014, last revised May 29, 2014, File No. 3530508 shows the following matters:

   (a) Overhead power line crossing the northwest corner of property;

   (b) Overhead power line crossing the southwest corner of property.