THIS INSTRUMENT PREPARED BY:
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Conveyance to the Metropolitan Development and Housing Agency - EXEMPT from Tennessee Transfer Tax.

BILL GARRETT, Davidson County
Trans:T20140077895 DEEDWARRSP
Recvd: 10/16/14 08:08 4 pgs
Fees:22.00 Taxes:0.00
20141016-0095433

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL:**
Metropolitan Development and Housing Agency Attn: James E. Harbison, Executive Director 701 South Sixth Street Nashville, Tennessee 37206	EXEMPT	Map-Parcel 093-06-1-136

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **505, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, a public body and body corporate and politic organized and existing pursuant to Sections 13-20-101 et seq., Tennessee Code Annotated, functioning as a housing authority and urban redevelopment agency in and for the Metropolitan Government of Nashville and Davidson County, Tennessee (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is unimproved property located on Fifth Avenue North in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto and that the Property is free from all encumbrances made or suffered by Grantor except as set forth on Exhibit B. Grantor further covenants and binds itself, its successors, and assigns

to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2014.

505, LLC, a Tennessee limited liability company

By:_____
Anthony D. Giarratana, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony D. Giarratana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of **505, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of October, 2014.

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

Linda J. Boggess
Notary Public

My Commission Expires: 7-2-2018

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled 505 CST Resubdivision of Lot 90 and part of Lot 91 on the plan of the original Town of Nashville (not of record) and the plat of the Jackson Estate Property being part of Lots 90 and 91 on the Original Plan of Nashville, of record in Plat Book 843, Page 12, Register's Office of Davidson County, Tennessee, of record as Instrument No. 20140926-0089008, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to 505, LLC, a Tennessee limited liability company, by deed from Signature Holdings, LLC, a Tennessee limited liability company, of record as Instrument No. 20100603-0043197, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Parcel No. 093-06-1-136, not yet due and payable.

2) Capitol Mall Redevelopment Project Plan and Restrictions, as provided in Metropolitan County Council Ordinances 77-716, 82-845, 87-1695, 91-1567, 93-774, 97-755, 98-1187, BL 2002-1033 and BL 2004-424, and as recorded in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, Register's Office of Davidson County, Tennessee.

3) Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20140923-0087004, said Register's Office.

4) The plat of record as Instrument No. 20140926-0089008, said Register's Office, together with the Surveyor's Report dated October 15, 2014 shows the following matters:

   a) 3 foot right-of-way dedication along the west property line.