BILL GARRETT, Davidson County
Trans:T20140095366 DEEDWARRSP
Recvd: 12/19/14 16:03 7 pgs
Fees:38.00 Taxes:24864.00
20141219-0116582

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

SPECIAL WARRANTY DEED

From: CWA APARTMENTS, INC., a Tennessee non-profit corporation, Grantor

Map-Parcel Number: 093-03-0050.01
093-03-0167.00

To: METROPOLITAN DEVELOPMENT AND HOUSING AGENCY., a public body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. §13-20-10, et seq., Grantee

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Address New Owner:

Metropolitan Development and Housing Agency
P.O. Box 846
Nashville, TN 37202

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 SIX MILLION SEVEN HUNDRED TWENTY THOUSAND and No/100 Dollars ($6,720,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of December, 2014.

Notary Public

My Commission Expires: 8/23/16

ELIZABETH MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, CWA APARTMENTS, INC., a Tennessee non-profit corporation ("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, 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, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property located at 200 S. 4th Street and 400 Shelby Avenue, Nashville, Davidson County, Tennessee.

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 APPEARS ON FOLLOWING PAGE]

Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

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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.

Witness my hand this 19th day of December, 2014.

CWA APARTMENTS, INC.
a Tennessee non-profit corporation

By: Roger D. Womble, President
Roger D. Womble, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Roger D. Womble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of CWA APARTMENTS, INC., the within named bargainor, a Tennessee non-profit corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at Office in Nashville, Tennessee, this 19th day of December, 2014.

GEORGE B. MILLER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2016

Notary Public
My Commission Expires:

EXHIBIT A
PROPERTY DESCRIPTION

TRACT NO. II

Said parcel No. 290-RE is composed of part of Lots No. 24, 34, 37 and all of Lots No. 35 and 36 on the Plan of Houston's Addition to Edgefield, of record in Deed Book 18, page 651; all of Lots No. 24 to 28, both inclusive, of John Shelby's Third Addition to Edgefield, of record in Plat Book 21, page 43, Register's Office; and all of Lots No. 1, 26, 27 and 28 and parts of Lots 2, 25, 29, 30, 31 of John Shelby's Second Addition to Edgefield, a plan of which is of record in Deed Book 14, pages 179 and 180, said Register's Office, together with certain streets and alleys that have been closed and described according to said survey as follows:

Beginning at a point, said point being the northwest corner of Lot No. 24 of Houston's Addition to Edgefield, of record in Book 18, page 651, Register's Office for Davidson County, Tennessee, in the south margin of an alley; thence in a southeasterly direction with a curve having a radius of 19 feet, a distance of 29.85 feet to a point; thence South 24 deg. 32 min. East 6 feet to a point; thence North 65 deg. 28 min. East 12 feet to a point; thence North 24 deg. 32 min. West 6 feet to the beginning of a curve having a radius of 19 feet; thence northeasterly around said curve 29.85 feet to the southerly margin of an alley; thence South 25 deg. 30 min. East 90 feet to a point; thence South 65 deg. 28 min. West 4 feet to a point; thence South 25 deg. 30 min. East 84.72 feet to a point in the northwesterly margin of a 50 foot proposed street; thence with the margin of said Street, in a southwesterly direction around a curve 92.33 feet to a point; thence South 25 deg. 30 min. East 137.64 feet to the beginning of a curve with a radius of 353.94 feet; thence in a southwesterly direction around said curve 92.87 feet to the beginning of another curve having a radius of 419.87 feet; thence in a southerly direction 105.77 feet to a point in the westerly margin of South Fourth Street; thence along the westerly margin of South Fourth Street, South 24 deg. 54 min. East 763.45 feet to a point; thence South 65 deg. 22 min. West 74 feet to a point; thence North 62 deg. 57 min. West 196.30 feet to a point; thence North 24 deg. 54 min. West 102.99 feet to a point, said point being the southerly margin of Boscobel Street, as closed; thence North 54 deg. 55 min. West 57.90 feet to a point; thence North 23 deg. 17 min. West 211.65 feet to a point; thence South 65 deg. 09 min. West 28.85 feet to a point; thence North 24 deg. 54 min. West 244.01 feet to a point, said point being on the northerly margin of Fatherland Street, as closed; thence South 65 deg. 09 min. West 16.66 feet to a point; thence North 25 deg. 30 min. West 185 feet to a point; thence North 65 deg. 09 min. East 50 feet to a point; thence North 25 deg. 30 min. West 170 feet to a point, said point being the southerly margin of Russell Street, as closed; thence North 65 deg. 09 min. East 100 feet to a point; thence North 25 deg. 30 min. West 25 feet to a point; thence North 65 deg. 09 min. East 25 feet to a point; thence North 25 deg. 30 min. West 6.13 feet to a point; thence North 65 deg. 28 min. East 117.86 feet to a point; thence North 25 deg. 10 min. West 195 feet to the point of beginning, containing 263,285 square feet, more or less.

TRACT NO. III

Being two certain properties known as Parcel No. 298-RE and Parcel No. 290-RE of the East Nashville Urban Renewal Area, Project Tenn. R-13 and shown on the survey prepared by Hickerson & Johnson, Engineers in January 1964, as follows:
Said parcel No. 298-RE is composed of part of Lots No. 5 to 14, both inclusive; all of Lots No. 15 to 22, both inclusive and all of Lots No. 29 to 35, both inclusive; part of Lot No. 36; all of Lot

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No. 37; and part of Lot No. 38, on the Map of Bang and Roberts Addition to Edgefield, of record in Book 21, page 15, Register's Office for said County; part of Lots 1 to 4, both inclusive and part of Lot No. 32; part of a triangular shape lot lying north of Lot No. 1 on the Map of Davidson-Benedict Company's Subdivision, of record in Book 332, page 123, said Register's Office, together with certain streets and alleys that have been closed and described according to said survey above mentioned, as follows:

Beginning at a point, said point being on the easterly margin of South Fourth Street, a distance of 38.45 feet more or less, south of the southeast corner of Shelby Avenue and South Fourth Street; thence with the easterly margin of South Fourth Street, having a bearing of South 24 deg. 38 min. East, a distance of 488.39 feet more or less; thence with a line, South 32 deg. 54 min. East a distance of 132.29 feet, more or less to a point of curvature to the left; thence with said curve having a central angle of 77 deg. 02 min., a radius of 43 feet, a distance of 57.81 feet more or less to the end of said curve to a point in the north margin of a proposed Street; thence with the margin of said proposed Street, North 70 deg. 04 min. East, a distance of 210.52 feet, more or less to a point of curvature to the left; thence with said curve having a central angle of 3 deg. 16 min., a radius of 175 feet, a distance of 9.98 feet more or less to the end of said curve; thence with a line bearing North 66 deg. 48 min. East, a distance of 153.46 feet, more or less; to a point in the west margin of South Fifth Street; thence with the margin of the same, North 22 deg. 58 min. West, a distance of 266.64 feet, more or less; thence with a line bearing North 24 deg. 19 min. West, a distance of 403.23 feet, more or less, to a point of curvature to the left; thence with said curve having a central angle of 90 deg. 34 min., a radius of 22 feet, a distance of 34.78 feet, more or less to the end of said curve in the south margin of Shelby Avenue; thence with the margin of said Avenue, South 65 deg. 07 min. West, a distance of 406.67 feet, more or less to a point of curvature to the left; thence with said curve, having a central angle of 89 deg. 45 min., a radius of 12.50 feet, a distance of 19.58 feet, more or less to the end of said curve and to the point of beginning, and containing 296, 034 square feet more or less.

Being the same property conveyed to CWA Apartments, Inc., by deed of record in Book 3677, page 309, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Grant of Easement by and between Comcast of Nashville I, LLC and CWA Apartments, Inc., of record as Instrument No. 20110930-0075710, said Register's Office.

2. Prohibition on discrimination set forth in Restrictive Covenants in instrument of record in Book 3677, page 309, said Register's Office.

3. ALTA/ACSM Land Title Survey by Erly J. Thornton, Jr., TN RLS No. 1123 with Thornton & Associates, Inc., dated July 14, 2014 and designated as Project No. 14-1694, shows the following matters:

   Tract No. II:

   a) 20' minimum building setback line along the west property line

   5' minimum building setback line along the south property line

   5' minimum building setback line along the north property line

   30' minimum building setback line along the east property line and South Fourth Street

   b) Various setback violations of improvements along the west property line

   c) Concrete drainage ditches crossing the west property line in various places

   d) Storm sewer and Sanitary Sewer generally running East to West crossing the north and south portion of the property

   Storm Sewer and Sanitary Sewer generally running North to South crossing the west portion of the property

   e) Basketball court encroaches into the public right-of-way of Alley #259 and into the State of Tennessee controlled access right-of-way of Interstate 24

   f) Fence encroaches into the State of Tennessee controlled access right-of-way of Interstate 24 in various places

   Tract No. III:

   a) 30' minimum building setback line around the perimeter of the property

   b) Various setback violations of improvements around the entire property

   c) Water line generally running East to West crossing the central portion of the property

   d) Electric line crossing the southeast portion of the property

e) Storm Sewer and Sanitary Sewer generally running Northeast to Southwest crossing the south portion of the property

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