BILL GARRETT, Davidson County
Trans:T20140095366 DEEDQC
Recvd: 12/19/14 16:03 4 pgs
Fees:22.00 Taxes:0.00
20141219-0116583

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

QUITCLAIM 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. §13-20-101, et seq., ("Grantee")

Address New Owner(s) as follows:

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

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

SAME

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this 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 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, CWA APARTMENTS, INC., a Tennessee non-profit corporation (the "Grantor") does quitclaim 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. (the "Grantee"), its heirs, successors and assigns, all of Grantor's rights, title and interest in and to 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.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

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

GRANTOR:

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 E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

EXHIBIT A
PROPERTY DESCRIPTION

Tract II:

Being a certain tract or parcel of land lying and being in the Sixth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being identified as Metro PID# 09303005001 and is the C.W.A. Apartments, Inc property recorded in Book 3677, Page 309, R.O.D.C.T. and is more particularly described as follows:

Beginning at a ½" Rebar (N) w/ Sexton Cap where the southwest right-of-way of Alley #259 terminates and intersects the east right-of-way of Interstate 24, this being the northwest corner of the property described herein; thence leaving the east right-of-way of Interstate 24 and with the south right-of-way of Alley #259 the following courses and distances: with a curve turning to the right having an arc length of 27.38' and a radius of 19.00' (chord bearing of S 67°37'45" E, chord length of 25.07') to a ½" Rebar (N) w/ Sexton Cap; S 24°43'04" E a distance of 6.00' to a ½" Rebar (N) w/ Sexton Cap; N 65°16'56" E a distance of 12.00' to a ½" Rebar (N) w/ Sexton Cap; N 24°43'04" W a distance of 6.00' to a ½" Rebar (N) w/ Sexton Cap; with a curve turning to the right having an arc length of 29.85' and a radius of 19.00' (chord bearing of N 20°17'22" E, chord length of 26.87') to a ½" Rebar (O) with No Cap; this being the northwest corner of Allinder (7732/081) and the northeast corner of the property described herein; thence leaving Alley #259 and with Allinder for three calls: S 25°23'20" E a distance of 90.00' to a ½" Rebar (O) w/ No Cap; S 64°36'40" W a distance of 4.00' to a ½" Rebar (N) w/ Sexton Cap; S 25°23'02" E, passing a ½" Rebar (O) w/ No Cap at a distance of 80.14, and continuing on in all for a total distance of 83.51' to a ½" Rebar (N) w/ Sexton Cap where the north and west rights-of-way of Russell Street and South Fourth Street intersect, this being the southwest corner of Allinder; thence leaving Allinder and the north right-of-way of Russell Street and with the west right-of-way of South Fourth Street the following courses and distances: with a curve turning to the left having an arc length of 90.32' and radius of 77.59' (chord bearing of S 11°29'09" W, chord length of 85.31') to a ½" Rebar (N) w/ Sexton Cap; S 25°33'05" E a distance of 139.56' to a Mag Nail (N); with a curve turning to the right having an arc length of 92.71', and a radius of 348.98' (chord bearing of S 17°56'25" E, chord length of 92.44') to a ½" Rebar (N) w/ Sexton Cap; with a reverse curve turning to the left having an arc length of 105.90', and a radius of 415.14' (chord bearing of S 17°38'14" E, chord length of 105.61') to a ½" Rebar (N) w/ Sexton Cap; S 24°51'25" E a distance of 765.27' to a Mag Nail (N) where the west right-of-way of South Fourth Street intersects the east right-of-way of Interstate 24, this being the southeast corner of the property described herein; thence leaving the west right-of-way of South Fourth Street and with the aforementioned Interstate right-of-way the following courses and distances: S 66°28'08" W, passing a Concrete Monument (O) at 3.11' and continuing on in all for a distance of 73.65' to a ½" Rebar (N) w/ Sexton Cap, this being the southwest corner of the property described herein; N 63°37'54" W a distance of 188.99' to a Concrete Monument (O); N 24°05'41" W a distance of 158.87' to a ½" Rebar (N) w/ Sexton Cap; S 64°59'38" W a distance of 27.37' to a Concrete Monument (O); N 24°54'52" W a distance of 211.25' to a ½" Rebar (N) w/ Sexton Cap; S 65°28'14" W a distance of 28.84' to a Concrete Monument (O); N 24°48'28" W a distance of 243.82' to a ½" Rebar (N) w/ Sexton Cap; S 65°05'40" W a distance of 16.66' to a ½" Rebar (N) w/ Sexton Cap; N 24°40'08" W a distance of 186.13' to a Concrete Monument (O);
N 65°27'48" E a distance of 47.10' to a ½" Rebar (N) w/ Sexton Cap; N 25°33'20" W a distance of 170.00' to a Concrete Monument (O); N 65°05'13" E a distance of 100.00' to a ½" Rebar (N) w/ Sexton Cap; N 25°33'21" W a distance of 24.99' to a ½" Rebar (N) w/ Sexton Cap;
N 65°03'27" E a distance of 25.00' to a ½" Rebar (N) w/ Sexton Cap; N 25°31'37" W a distance of 6.11' to a ½" Rebar (N) w/ Sexton Cap; N 65°24'40" E a distance of 120.75' to a ½" Rebar (N) w/ Sexton Cap;

N 25°03'20" W a distance of 193.53' to the Point of Beginning and containing 260210.30 square feet or 5.97 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a class "Urban" ALTA/ACSM Land Title Survey of 2011 and as surveyed by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, Tennessee 37115 on July 07, 2014.

Tract III:

Being a certain tract or parcel of land lying and being in the Sixth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being identified as Metro PID# 09303016700 and is the C.W.A. Apartments, Inc property recorded in Book 3677, Page 309, R.O.D.C.T. and is more particularly described as follows:

Beginning at a Mag Nail (N) in the west right-of-way of South Fourth Street and being further located 12.44' south of where the rights-of-way of Shelby Avenue and South Fourth Street would intersect if extended by straight lines; thence with South Fourth Street for three calls:
S 24°38'32" E a distance of 488.39' to a ½" Rebar (N) w/ Sexton Cap; S 32°54'32" E a distance of 132.29' to a ½" Rebar (N) w/ Sexton Cap; with a curve turning to the left having an arc length of 57.81' and a radius of 43.00' (chord bearing of S 71°25'25" E, chord length of 53.55') to a ½" Rebar (N) w/ Sexton Cap on the north right-of way of Summer Place; thence with the aforementioned right-of-way for three calls: N 70°03'28" E a distance of 210.52' to a ½" Rebar (N) w/ Sexton Cap; with a curve turning to the left having an arc length of 9.98' and a radius of 175.00' (chord bearing of N 68°25'27" E, chord length of 9.98') to a ½" Rebar (N) w/ Sexton Cap; N 66°47'28" E a distance of 153.46' to a Mag Nail (N) where the rights-of-way of Summer Place and South Fifth Street intersect, this being the southeast corner of the property described herein; thence leaving the north right-of-way of Summer Place and with the west right-of-way of South Fifth Street for three calls: N 22°58'32" W a distance of 266.64' to a ½" Rebar (N) w/ Sexton Cap; N 24°19'32" W a distance of 403.23' to a ½" Rebar (N) w/ Sexton Cap; with a curve turning to the left having an arc length of 34.78' and a radius of 22.00' (chord bearing of
N 69°36'55" W, chord length of 31.27') to a Mag Nail (N) on the south right-of-way of Shelby Avenue; thence with the aforesaid right-of-way for two calls: S 65°06'28" W a distance of 406.67' to a ½" Rebar (N) w/ Sexton Cap; with a curve turning to the left having an arc length of 19.59' and a radius of 12.50' (chord bearing of S 20°15'19" W, chord length of 17.64') to the Point of Beginning and containing 296037.66 square feet or 6.80 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a class "Urban" ALTA/ACSM Land Title Survey of 2011 and as surveyed by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, Tennessee 37115 on July 07, 2014.

Said property having been conveyed to METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body corporate and politic organized under the Tennessee Housing Authorities Law § 13-20-101 by Special Warranty Deed dated December 19, 2014 from CWA APARTMENTS, INC., a Tennessee non-profit corporation of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

20141219-0116582