BILL GARRETT, Davidson County
Trans:T20140095366 DEEDWARRSP
Recvd: 12/19/14 16:05 5 pgs
Fees:28.00 Taxes:10656.00
20141219-0116585

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 NO. 2, INC., a Tennessee non-profit corporation, a/k/a C.W.A. APARTMENTS, NO. 2 INC. a Tennessee non-profit corporation, Grantor

Map-Parcel Number: 093-04-0052.00

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

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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 TWO MILLION EIGHT HUNDRED EIGHTY THOUSAND and No/100 Dollars ($2,880,000.00)

Affiant

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

Notary Public

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

My Commission Expires: 8/23/16

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 NO. 2, 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 522 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]

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

CWA APARTMENTS NO. 2, 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 NO. 2, 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 NO. I

Being Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 on the Plan of J.H. Kendrick's Subdivision of Lot No. 28 of the John Shelby Property, as of record in Book 94, page 554; and Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 on the Plan of P.D. Williams Subdivision of Lot No. 29 of the Shelby Estates as of record in Book 21, page 142, Register's Office for Davidson County, Tennessee; and City Alley's Nos. 268 and 268 ½ closed by Metropolitan County Council Bill No. 62-279, and described according to N.H.A. Census Track No. 30 and according to a survey made by James L. Murphy Company of Engineers, dated June 19, 1967.

Beginning at a point at the southwesterly intersection of Shelby Avenue and South 6th Street, said point being the northeasterly corner of the property herein described; thence along the southwesterly margin of South 6th Street South 24 deg. 35 min. East 347.76 feet to a point, the beginning of a curve to the right having a radius of 17.50 feet; thence around said curve in a southwesterly direction 27.33 feet to a point in the northwesterly margin of Sylvan Street; thence along the said margin of said street South 64 deg. 53 min. West 535.38 feet to a point; the beginning of a curve to the right having a radius of 17.50 feet; thence around said curve in a northwesterly direction 27.73 feet to a point in the northeasterly margin of South 5th Street; thence along the margin of said street North 24 deg. 19 min. 40 sec. West 339.80 feet to a point the beginning of another curve to the right having a radius of 10.00 feet; thence around said curve in a northeasterly direction 15.60 feet to a point in the southeasterly margin of Shelby Avenue; thence along said margin of said Avenue, North 65 deg. 07 min. East 558.90 feet to the point of beginning.

Being the same property conveyed to CWA APARTMENTS NO. 2, INC., by deed of record in Book 4151, page 886, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Prohibition on discrimination set forth in Restrictive Covenants in instrument of record in Book 4151, page 886, said Register's Office.

2. Easement to Bellsouth of record as Instrument No. 20041202-0143896, said Register's Office, as shown on Survey.

3. Grant of Easement by and between Comcast of Nashville I, LLC and C.W.A. Apartments No. 2, Inc., of record as Instrument No. 20110930-0075709, said Register's Office.

4. 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. I:

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

   b) Various setback violations of improvements around the entire property

   c) Storm Sewer and Sanitary Sewer generally running East to West crossing the central portion of the property

   d) Utility box located in the western portion of the property

   e) Fence encroaches into the public right-of-way of Sylvan Street and South Fifth Street