BILL GARRETT, Davidson County
Trans:T20150035747 DEEDWARRSP
Recvd: 05/08/15 12:03 3 pgs
Fees:18.00 Taxes:7400.00
20150508-0042350

This Instrument Was Prepared By:
TRAUGER & TUKE
222 4th Avenue North
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Cottage Partners, LLC 84 Altentann Nashville, TN 37215	New Owner	Map: 092-04 Parcels: 308 & 309

SPECIAL WARRANTY DEED

FOR AND IN GOOD CONSIDERATION of the sum of Two Million and No/100 Dollars ($2,000,000.00), cash paid in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, MEHARRY HOUSING CORPORATION, a Tennessee not-for-profit corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to COTTAGE PARTNERS, LLC, a Tennessee limited liability company ("Grantee"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This property is known as: Herman Street Apartments, 1601-1613 Herman Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor hereby covenants with Grantee, and binds itself and its successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under Grantor, but not otherwise.

AND Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me, this 7 day of May, 2015.

Notary Public
My Commission Expires: 3/28/19

SHARON WIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7 day of May, 2015.

MEHARRY HOUSING CORPORATION

By: Edwin N. Feagins Sr
Office: President

ATTEST:

Lonny Holden for MHC
~~Secretary~~ / Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, of the state and county aforementioned, personally appeared Edwin Feagins and Lonny Holden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their several oaths, acknowledged themselves to be Dir. of Facilities & Security / Off. of the President and Associate VP for Fin. Systems, respectively, of Meharry Housing Corporation, the within named bargainor, a corporation, and that each, as such officers, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation and attesting the same by their respective offices.

Witness my hand and seal and office in Nashville, Tennessee, this 7 day of May, 2015.

Notary Public
My Commission Expires: 3/10/19

SHARON WIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A tract of land in the 19th District, Davidson County, Tennessee. Tract being bounded on the north by the southern Right of Way (ROW) of Herman Street, on the east by the western ROW of 16th Avenue North, on the south by the northern ROW of the Tennessee Central Railroad and on the west by the eastern ROW of 17th Avenue North. Tract being described as follows:

POINT OF BEGINNING being a scribed "X" in concrete at the southeastern intersection of ROW of said Herman and 17th Avenue North; thence along said southern ROW N 62° 26' 59" E 588.94 feet to a scribed "X" in concrete; thence with said western ROW S 28° 13' 32" E 195.02 feet to a 5/8 " iron rod old; thence with said northern ROW S 62° 28' 47" W 114.05 feet to a ½" iron rod old; thence S 70° 19' 24" W 91.04 feet to a concrete monument old; thence S 71° 27' 15" W 148.08 feet to a ½ " iron rod old; thence with a curve to the left having a central angle of an angle of 13° 46' 12", a radius of 833.98 feet, a length of 200.43 feet and having a chord bearing and distance of S 64° 24' 54" W 199.95 feet to a ½" iron rod old; thence S 85° 09' 28" W 43.00 feet to an iron rod new; thence along said eastern ROW N 28° 04' 34" W 135.85 feet to the point of beginning.

Tract contains 100,173 square feet or 2.30 acres.

Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Meharry Housing Corporation, a Tennessee not-for-profit corporation, by deed of record in Book 8424, page 861, Register's Office for Davidson County, Tennessee.