BILL GARRETT, Davidson County
Trans:T20160039245 DEEDWARRSP
Recvd: 05/11/16 11:26 6 pgs
Fees:33.00 Taxes:50320.00
20160511-0046789

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Old Hickory Towers TN, L.P. 3810 Bedford Avenue, Suite 300 Nashville, TN 37215	(SAME)	044-00-0-031.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirteen Million Six Hundred Thousand and 00/100 Dollars ($13,600,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of May, 2016.

Notary Public

My Commission Expires: 10/18/16

PAULETTE N. WASSEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

For and in consideration of the sum of Thirteen Million Six Hundred Thousand and 00/100 Dollars ($13,600,000.00), the receipt and sufficiency of which are hereby acknowledged, Old Hickory-TN/AHPC, A Tennessee Limited Partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Old Hickory Towers TN, L.P. ("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 known as Old Hickory Towers, consisting of 217 units, and the property on which it is located at 930 Industrial Drive, Old Hickory, 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 in fee simple forever.

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.

Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property to Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other (except 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 THE FOLLOWING PAGE]

Witness my hand this 6 day of May, 2016.

OLD HICKORY-TN/AHPC, A
TENNESSEE LIMITED PARTNERSHIP,
a Tennessee limited partnership

By: AHPC OHT NONPROFIT GP, LLC,
a Tennessee limited liability company,
its General Partner

By: _____
J. Terry Hunter, its President

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, Cristina Stanfill, a Notary Public of said County and State, personally appeared J. Terry Hunter, 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 AHPC OHT NONPROFIT GP, LLC, a Tennessee limited liability company, the General Partner of OLD HICKORY-TN/AHPC, A TENNESSEE LIMITED PARTNERSHIP, the within named bargainor, a Tennessee limited partnership, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of AHPC OHT NONPROFIT GP, LLC, in its capacity as general partner of the limited partnership, and on its behalf, by himself as the President of AHPC OHT NONPROFIT GP, LLC.

Witness my hand and seal, at 10:20am in Nashville Tennessee where signed, this 6 day of May, 2016.

_____
Notary Public

My Commission Expires: My Commission Expires Oct. 7, 2019

CRISTINA E. STANFILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

BEING A PARCEL OF LAND IN THE ELEVENTH COUNCILMATIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE LOCATED IN OLD HICKORY ON THE EASTERLY MARGIN OF INDUSTRIAL DRIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN (OLD) AT THE INTERSECTION OF THE EASTERLY MARGIN OF INDUSTRIAL ROAD AND THE SOUTHERLY MARGIN OF NASHVILLE-EASTERN RAILROAD:

THENCE, WITH SAID MARGIN OF RAILROAD AND A CURVE TO THE SOUTH 310.59 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 12°59'23" A RADIUS OF 1369.98 FEET AND A CHORD OF S32°38'27"E, 309.93 FEET TO AN IRON PIN (OLD);

THENCE, WITH THE WESTERLY LINE OF GALE D. GARRISON OF RECORD IN INSTRUMENT NO. 20120803-0069194, R.O.D.C., S38°08'14"W 443.91 FEET TO A IRON PIN (OLD) IN THE NORTHERLY MARGIN OF MARTINGALE DRIVE AS SHOWN ON THE PLAT OF CUMBERLAND TERRACE PART I, OF RECORD IN PLAT BOOK 1424, PAGE 49, R.O.D.C.;

THENCE, WITH SAID MARGIN N79°08'24"W, 254.91 FEET TO A IRON PIN (OLD):

THENCE, WITH A CURVE TO THE SOUTH 255.52 FEET. SAID CURVE HAVING A CENTRAL ANGLE OF 52°59'47", A RADIUS OF 276.25 FEET AND A CHORD OF S52°19'40"E, 246.51 FEET TO A IRON PIN (OLD) IN THE SOUTHERLY MARGIN OF MARTINGALE DRIVE; THENCE, WITH SAID MARGIN, S25°49'47"E, 158.98 FEET TO A RAIL MONUMENT (OLD) AT THE NORTHWEST CORNER OF JOHN ATWELL, ET.UX. OF RECORD IN INSTRUMENT 20041201-0142665, R.O.D.C.;

THENCE, WITH SAID ATWELL'S LINE S63°49'01"W. 153.65' FEET TO A RAIL MONUMENT (OLD):

THENCE, WITH ATWELL AND LANA C. ROBINSON OF RECORD IN DEED BOOK 6727, PAGE 496, R.O.D.C.. S17°10'33"W, 340.00 FEET TO A IRON PIN (OLD):

THENCE, WITH THE NORTH LINE OF HERMITAGE PROPERTIES, LLC OF RECORD IN INSTR. NO. 201012280102554, R.O.D.C. AND OLD HICKORY CREDIT UNION OF RECORD IN DEED BOOK 8208, PAGE 528, R.O.D.C., N47°19'51"W, 747.65 FEET TO AN IRON PIN (OLD) IN THE EAST MARGIN OF INDUSTRIAL DRIVE;

THENCE, WITH SAID EAST MARGIN, AND A CURVE TO THE NORTH 190.46 FEET. SAID CURVE HAVING A CENTRAL ANGLE OF 01°52'48" A RADIUS OF 5804. 69 FEET AND A CHORD OF N50°39'30"E, 190.45 FEET TO A IRON PIN (OLD);

THENCE, CONTINUING WITH SAID MARGIN, N49°45'00"E, 961.47 FEET TO THE POINT OF BEGINNING, CONTAINING 522,844± SQUARE FEET OR 12.00± ACRES.

BEING THE SAME PROPERTY CONVEYED TO NATIONAL HOUSING PRESERVATION CORPORATION, A DELAWARE CORPORATION, BY QUITCLAIM DEED FROM OLD HICKORY TOWERS ASSOCIATES, LTD., A TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN BOOK 9954, PAGE 175, DATED DECEMBER 19, 1995, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO OLD HICKORY - TN/AHPC, A TENNESSEE LIMITED PARTNERSHIP, BY QUITCLAIM DEED FROM NATIONAL HOUSING PRESERVATION CORPORATION, A DELAWARE CORPORATION, OF RECORD IN BOOK 9954, PAGE 178, DATED DECEMBER 20, 1995, SAID REGISTER'S OFFICE.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 044-00-0-031.00, not yet due and payable.

2. Memorandum of Lease from Old Hickory Towers Associates, Ltd., to Web Service Company, Inc., of record in Book 10736, Page 618, Register's Office for Davidson County, Tennessee.

3. Comcast Cable Easement, of record as Instrument No. 20111206-0095087, Register's Office for Davidson County, Tennessee.

4. Title to that portion of the premises, if any, embraced within the right-of-way of L & N Railroad.