Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, Tennessee 37206	044 00 0 031.00	Grantee is Tax Exempt.
This instrument prepared by: Bradley Arant Boult Cummings LLP (JRH) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

WHEREAS, Old Hickory Towers TN, LP (herein "Grantor") is a Tennessee limited partnership and the owner of certain real property located in Nashville, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Land"); and

WHEREAS, Metropolitan Development and Housing Agency (herein "Grantee") is a public body and a body corporate and politic organized under Chapter 20, Title 13, Tennessee Code Annotated, as amended (the "Housing Act");

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold, and by these presents does transfer and convey the Land to Grantee, its successors and assigns.

This conveyance of all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference.

BILL GARRETT, Davidson County
Trans: T20160039245 DEEDWARRSP
Recvd: 05/11/16 11:27 5 pgs
Fees: 27.00 Taxes: 0.00

20160511-0046790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Grantee, as a public body, is exempt from payment of privilege taxes otherwise payable upon recording of this Deed.

James E. Harbison
Affiant

V. JEAN MERKLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Subscribed and sworn to before me this 10th day of May, 2016.

V. Jean Merkle
Notary Public

My Commission Expires: 9-11-2017

7/3820433.4
063258-000000

This is improved property, located at 930 Industrial Drive, Nashville, Davidson County, Tennessee, also known as Old Hickory Towers.

TO HAVE AND TO HOLD the Land, with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that the Improvements are free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

[signature and notary acknowledgement on following page]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed of Improvements to be executed on this 10th day of May, 2016.

OLD HICKORY TOWERS TN, LP,
a Tennessee limited partnership

By: AHPC Old Hickory GP, Inc., a Tennessee corporation, its General Partner

By: _____
Terry Hunter, its President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Paulette N Wassel, a Notary Public of said County and State, personally appeared 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 President of AHPC Old Hickory GP, Inc., a Tennessee corporation, the General Partner of Old Hickory Towers TN, LP, 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 President in its capacity as General Partner of the limited partnership, and on its behalf, by himself as President of said General Partner.

Witness my hand and seal, at Office in aforesaid county and state this 9th day of May, 2016.

_____
Notary Public

My Commission Expires: 10/18/16

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

[signature page to Special Warranty Deed]

EXHIBIT A

LEGAL DESCRIPTION OF LAND

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 OLD HICKORY TOWERS TN, L.P., A TENNESSEE LIMITED PARTNERSHIP, BY SPECIAL WARRANTY DEED FROM OLD HICKORY – TN/AHPC, A TENNESSEE LIMITED PARTNERSHIP, DATED May 6, 2016 AND RECORDED IN INSTRUMENT NO. 20160511-0046789, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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.