BILL GARRETT, Davidson County
Trans:T20160043932 DEEDWARRSP
Recvd: 05/25/16 10:24 7 pgs
Fees:37.00 Taxes:0.00
20160525-0052432

RE-RECORD

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, Tennessee 37206	07106002900	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, The Paddock at Grandview 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:T20160041418 DEEDWARRSP
Recvd: 05/17/16 15:49 6 pgs
Fees:32.00 Taxes:0.00
[redacted]
20160517-0049390

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.

Affiant

Subscribed and sworn to before me this 17th day of May, 2016.

Notary Public
My Commission Expires: 9-NOTARY PUBLIC-2017

W. JEAN MERKLE STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

7/3797904.1
063258-301038

User: JWARD2 Print Date: 5/24/2016 2:25:54 PM Instr. No: 201605170049390 Page No: 1 of 6

I hereby certify that this is a true and correct copy of the original on file in the Davidson County Register of Deeds office as Instrument # 201605170049390.

BILL GARRETT, Register of Deeds

Deputy Register 05-24-2016

May 24, 2016

This is unimproved property, located at 5515 Scruggs Lane, formerly known as 230 West Trinity Lane, Nashville, Davidson County, Tennessee.

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]

User: JWARD2 Print Date: 5/24/2016 2:25:54 PM Instr. No: 201605170049390 Page No: 2 of 6

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed of Improvements to be executed on this 16 day of May, 2016.

THE PADDOCK AT GRANDVIEW LP,
a Tennessee limited partnership

By: LDG The Paddock at Grandview LLC, a Tennessee limited liability company, its General Partner

By: _____
Chris Dischinger, its President

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF Denver)

Before me, Christopher Dischinger, a Notary Public of said County and State, personally appeared Chris Dischinger, 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 LDG The Paddock at Grandview LLC, a Tennessee limited liability company, the General Partner of The Paddock at Grandview 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 LDG The Paddock at Grandview LLC 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 16th day of May, 2016.

_____
Notary Public

My Commission Expires: Feb 6, 2019

JENNA JUSTINE MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154005439
My Commission Expires February 6, 2019

[signature page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed of Improvements to be executed on this 17th day of May, 2016.

THE PADDOCK AT GRANDVIEW LP,
a Tennessee limited partnership

By: LDG The Paddock at Grandview LLC, a Tennessee limited liability company, its General Partner

By: _____
Chris Dischinger, its President

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF Jefferson)

Before me, Patricia K. Morley, a Notary Public of said County and State, personally appeared Chris Dischinger, 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 LDG The Paddock at Grandview LLC, a Tennessee limited liability company, the General Partner of The Paddock at Grandview 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 LDG The Paddock at Grandview LLC 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 13th day of May, 2016.

Patricia K. Morley
Notary Public

My Commission Expires: December 14, 2017

PATRICIA K. MORLEY
My Commission Expires 12-14-2017
NOTARY PUBLIC
Notary ID # 501767
STATE AT LARGE, KENTUCKY

[signature page to Special Warranty Deed]

7/3805912.3
063258-301038

EXHIBIT A

LEGAL DESCRIPTION OF LAND

Land situated in the 2nd councilmanic district, Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a found iron rod in the easterly margin of Scruggs lane, being 246'+/- feet south of southerly margin of West Trinity Lane;

Thence leaving said margin and with the line of John H. Tunstall, Jr., of record in Deed Book 9831, Page 164, in the Register's Office for Davidson County, Tennessee, S 87° 17' 01" E, a distance of 264.41 feet to a found iron rod found;

Thence continuing with Tunstall, N 04°01'37" E, a distance of 30.00 feet to a Swords capped iron rod found on the southerly lines of Bobby Lawson, of record in Deed Book 6537, Page 486 and Deed Book 6077, Page 956, both in the Register's Office for Davidson County, Tennessee ;

Thence leaving the lands of Tunstall and continuing with Lawson, S 87° 06' 51" E, a distance of 160.32 feet to an iron rod found at a common corner with W. Trinity, GP, of record in Instrument Number 20150915-0093415, in the Register's Office for Davidson County, Tennessee;

Thence leaving Lawson and continuing with W. Trinity, GP, for the next eight calls;
Thence, S 03°04'27" W, a distance of 170.14 feet to an iron rod found;
Thence, N 86°53'45" W, a distance of 300.10 feet to a Regan Smith capped iron rod found;
Thence, S 03°04'40" W, a distance of 528.50 feet to a capped iron rod set;
Thence, S 86°53'47" E, a distance of 11.25 feet to a Regan Smith capped iron rod found;
Thence, S 03°06'13" W, a distance of 63.00 feet to a Regan Smith capped iron rod found;
Thence, S 86°53'47" E, a distance of 310.00 feet to an iron rod found;
Thence, N 03°06'13" E, a distance of 63.00 feet to a Regan Smith capped iron rod found;
Thence, S 86°53'47" E, a distance of 22.00 feet to a concrete monument found at a common corner with Leonard A. Stephens, of record in Deed Book 7275, Page 716, in the Register's Office for Davidson County, Tennessee;

Thence, leaving W. Trinity, GP, and continuing with Stephens, S 07°09'33" W, a distance of 163.09 feet to an iron rod set on right of way of Artic Avenue;

Thence with Artic Avenue, for the next seven calls;
Thence, with a curve turning to the right with an arc length of 26.20', with a radius of 25.00', with a chord bearing of N 26°54'56" W, with a chord length of 25.01', to an iron rod set;
Thence, N 03°06'13" E, a distance of 22.00 feet to an iron rod set;
Thence, N 86°53'47" W, a distance of 25.00 feet to an iron rod set;
Thence, S 03°06'13" W, a distance of 144.00 feet to an iron rod set;
Thence, S 86°53'47" E, a distance of 25.00 feet to an iron rod set;
Thence, N 03°06'13" E, a distance of 36.96 feet to an iron rod set;
Thence, with a curve turning to the right with an arc length of 21.97', with a radius of 24.00', with a chord bearing of N 29°19'25" E, with a chord length of 21.21', to an iron rod set in the

westerly line of Al Menah Temple, of record in Deed Book 5149, Page 330, in the Register's Office for Davidson County, Tennessee;

Thence, continuing with Trustees of the Al Menah Temple, S 07°09'33" W, a distance of 126.75 feet to a Swords capped iron rod found;

Thence, continuing with Trustees of the Al Menah Temple, S 86° 16'38" W, a distance of 495.82 feet to an iron rod found;

Thence, continuing with Trustees of the Al Menah Temple and Gub Contractors, of record in Deed Book 10504, Page 900, in the Register's Office for Davidson County, Tennessee, S 30° 56' 48" W, a distance of 505.00 feet to an iron rod set in the easterly margin of Alley # 1054;

Thence, continuing with said Alley, N 02°14'55" W, a distance of 862.75 feet to a Swords capped iron rod found;

Leaving said Alley and with the easterly margin of Scruggs Lane for the next three calls

Thence, N 32°28'09" E, a distance of 592.64 feet to an iron rod set;
Thence, with a curve turning to the left with an arc length of 202.09', with a radius of 63.00', with a chord bearing of N 42°29'00" E, with a chord length of 125.93', to an iron rod set;
Thence, with a reverse curve turning to the right with an arc length of 36.01', with a radius of 25.50', with a chord bearing of N 08°57'26" W, with a chord length of 33.09', to the point of beginning, containing 584,005.22 square feet, 13.407 acres more or less according to a survey by S & A Surveying, Inc., dated August 29th, 2005 and revised in a plat by Dale and Associates, in Instrument number 20160304-0020888, Recording date of March 4, 2016.

Being a portion of the same property conveyed to The Paddock at Grandview LP by General Warranty Deed from American Affordable Homes LP Dated March 15, 2015, of record as Instrument No. 20150327-0026513, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 07106002900.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument 201409110083481, said Register's Office.

3. Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Book 4180, page 218 and in Book 8197, page 255, said Register's Office, as shown on Survey prepared by Steven C. Matthews, TN RLS #2352, Dale & Associates, dated August 7, 2013 and last revised April 13, 2016.

4. Access Easement and Maintenance Agreement by and between American Affordable Homes LP and The Paddock at Grandview LP of record in Instrument 201503270026514, said Register's Office.

5. Survey prepared by Steven C. Matthews, TN RLS #2352, Dale & Associates, dated August 7, 2013 and last revised April 13, 2016, discloses the following:

   a. Portable building possible encroachment along an easterly line;
   b. Asphalt parking possible encroachment along an easterly line;
   c. Fence possible encroachments (along the westerly and southerly line of Parcel 72);
   d. Curb possible encroachments (along the southerly line of Parcel 72);
   e. Sanitary sewer outside of easement on westerly line;

6. All matters set out on the plan of record in Instrument No. 201603040020888, said Register's Office.

7. Declaration of Restrictive Covenant Floodplains and Wetlands, dated May 16, 2016, and of record as Instrument No. 20160516-0048848, said Register's Office.

8. Declaration of Restrictive Covenants by and between The Paddock at Grandview LP, for the benefit of Metropolitan Development and Housing Agency, of record in Instrument 201503270026517, said Register's Office.

9. Deed of Trust and Security Agreement and Assignment of Rents and Leases executed by The Paddock at Grandview LP, a Tennessee limited partnership to James E. Harbison, Trustee for Metropolitan Development and Housing Authority, a Governmental Agency, dated 03/11/2015 and recorded in Instrument No. 201503270026516, said Register's Office, securing the original principal sum of $1,700,000.00, as made subordinate by Subordination Agreement to be recorded simultaneously herewith, said Register's Office.