Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, Tennessee 37206	Map/Par. 08211016500 Map/Par. 08211016600 Map/Par. 08211016700 Map/Par. 08211016800 Map/Par. 08211016900 Map/Par. 08211017000 Map/Par. 08211017100 Map/Par. 08211017200 Map/Par. 08211017300 Map/Par. 08211017400	Grantee is Tax Exempt.

BILL GARRETT, Davidson County
Trans:T20160065491 DEEDWARRSP
Recvd: 07/29/16 14:44 5 pgs
Fees:27.00 Taxes:0.00
20160729-0078546

This instrument prepared by: Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750, Nashville, TN 37219

SPECIAL WARRANTY DEED

WHEREAS, Levy Place, L.P. (herein "Grantor") is a Tennessee limited partnership and the owner of certain real property located in Nashville, Davidson County, 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"); and

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

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 28 day of July, 2016.

Notary Public
My Commission Expires: 9/11/2017

MARCY E. SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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.

This is improved property, located at 303 Foster Street, Nashville, Davidson County, Tennessee 37207.

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 28th day of July, 2016.

LEVY PLACE, L.P., a Tennessee limited partnership

By: MDHA Levy Place, Inc., a Tennessee corporation, its General Partner

By: _____
James E. Harbison, Secretary-Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, V. Jean Merkle, a Notary Public of said County and State, personally appeared James E. Harbison with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary-Treasurer of MDHA Levy Place, Inc., a Tennessee corporation, the General Partner of LEVY PLACE, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such Secretary-Treasurer executed the foregoing instrument for the purposes therein contained, by signing the name of MDHA Levy Place, Inc. in its capacity as general partner of the limited partnership, and on its behalf, by himself as Secretary-Treasurer of MDHA Levy Place, Inc.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of July, 2016.

V. Jean Merkle
Notary Public

My Commission Expires: 9-11-2017

V. JEAN MERKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

[Signature Page to Special Warranty Deed]

EXHIBIT A

LEGAL DESCRIPTION OF LAND

SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 1 ON THE FINAL PLAT OF SAM LEVY HOMES OF RECORD IN INSTRUMENT NO. 200503040024260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING LOT NOS. 2 AND 3 ON THE FINAL PLAT OF SAM LEVY HOMES OF RECORD IN INSTRUMENT NO. 200503040024260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT. SITUATED IN DAVIDSON COUNTY, TENNESSEE.

SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 4 ON THE FINAL PLAT OF SAM LEVY HOMES OF RECORD IN INSTRUMENT NO. 200503040024260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 5, 6, AND 7 ON THE FINAL PLAT OF SAM LEVY HOMES OF RECORD IN INSTRUMENT NO. 200503040024260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 8 ON THE FINAL PLAT OF SAM LEVY HOMES OF RECORD IN INSTRUMENT NO. 200503040024260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

SITUATED IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 9 ON THE FINAL PLAT OF SAM LEVY HOMES OF RECORD IN INSTRUMENT NO. 200503040024260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 AS SHOWN ON THE FINAL PLAT OF SAM LEVY HOMES OF RECORD IN INSTRUMENT NO. 20050304-0024260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

THE SAID FINAL PLAT OF SAM LEVY HOMES OF RECORD IN INSTRUMENT NO. 20050304-0024260, HAVING BEEN AMENDED BY SURVEYOR'S CERTIFICATE OF CORRECTION, OF RECORD IN INSTRUMENT NO. 20051026-0129326, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED UNTO LEVY PLACE, L.P., BY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY OF RECORD IN INSTRUMENT NO. 20160729-0070544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.

2. All matters as shown on Plat of record in Instrument No. 200503040024260; as corrected by Surveyor's Certificate of Correction in Instrument No. 200510260129326, Register's Office for Davidson County, Tennessee.

3. Street and Utility Easement Plat of record in Plat Book 2663, page 11, Register's Office for Davidson County, Tennessee.

4. Easements and rights as set forth in Bill No. 64-257 by the Council of the Metropolitan Government of Nashville and Davidson County to close and abandon portions of several streets and alleys.

5. Easements and rights as set forth in Bill No. 66-856 by the Council of the Metropolitan Government of Nashville and Davidson County, Tennessee to close and abandon portions of several streets and alleys.

6. Easements and rights as set forth in Ordinance No. BL 2004-457 by the Council of the Metropolitan Government and Nashville and Davidson County to abandon certain water and sewer easements.

7. Grant of Easement of record in Instrument No. 201307080070566, Register's Office for Davidson County, Tennessee.

8. Easement of record in Book 5434, page 431, Register's Office for Davidson County, Tennessee.

9. Easements and rights as set forth in Street Closing Ordinance of record in Book 2875, page 277, Register's Office for Davidson County, Tennessee.