RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-33514

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170028438 DEEDWARRSP
Recvd: 04/04/17 14:47 2 pgs
Fees: 13.00 Taxes: 9250.00

G-P-16-15201-H

20170404-0033006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires April 13, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Monterra, LLC	Same as New Owner	
(NAME)	(NAME)	
1325 Millersport Highway, Suite 209		161-216.00
(ADDRESS)	(ADDRESS)	
Williamsville, NY 14221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **THE MADDOX FOUNDATION, A MISSISSIPPI NOT FOR PROFIT CORPORATION** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MONTERRA, LLC, A NEW YORK LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, their successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Property located in the Fourth Councilmanic District of Nashville, Davidson County, Tennessee being shown as Parcel 216.00 on Davidson County Property Map 161, being shown as Lot 1 on the Plan of Timer Ridge Apartments, Phase 1, (Revised) of record in Plat Book 6250, Page 764, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey prepared by Wamble & Associates, PLLC, dated March 24, 2017 as follows:

Being the same property conveyed to The Maddox Foundation, a Mississippi not for profit corporation by Quitclaim Deed from 22 Knolls Limited Partnership, a Mississippi Limited Partnership dated October 14, 2016 and filed October 20, 2016 of record in Instrument No. 20161020-0111041, Register's Office for Davidson County, Tennessee. Being the same property conveyed to 220 Knolls Limited Partnership by Quitclaim Deed from Resolution Trust Corporation as Receiver for Southwest Savings Association, recorded December 14, 1992 in Book 8812, Page 825 and being the same property conveyed to Southwest Savings Association by Substitute Trustee's Deed from Warren H. Wild, Jr., Substitute Trustee, recorded April 19, 1990 in Book 8092, Page 68, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. County Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
2. All matters set forth in the plan of reference of record in Plat Book 6250, Page 254 and Book 6250, Page 764, Register's Office for Davidson County, Tennessee.
3. Storm Water Detention Agreement of record in Book 6556, Page 84, Register's Office for Davidson County, Tennessee.
4. Easement to TVA of record in Book 2400, Page 896, Register's Office for Davidson County, Tennessee.
5. Easement to South Central Bell Telephone Company of record in Book 6648, Page 498, Register's Office for Davidson County, Tennessee.
6. Easement for Right of Way for street purposes of record in Book 4730, Page 607, Register's Office for Davidson County, Tennessee.
7. Easement for Water Mains & Appurtenances of record in Instrument No. 20030318-0035548

This is
(X) unimproved
( ) improved

property known as **15201 Old Hickory Boulevard Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their successors and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this 29 day of March, 2017

The Maddox Foundation, a Mississippi Not For Profit Corporation

By: Robin Grindstaff Hurdle
Robin Grindstaff Hurdle, President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Before me, the undersigned Notary Public, personally appeared ROBIN GRINDSTAFF HURDLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HERSELF to be the PRESIDENT of THE MADDOX FOUNDATION, the within named bargainor, a Mississippi not for profit corporation, and that SHE, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 29 day of March, 2017.

Notary Public GLENDA F. GURLEY
My Commission Expires: 31 JULY 2017
(SEAL)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 106227
GLENDA F. GURLEY
Commission Expires
July 31, 2017
DESOTO COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212