Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, Tennessee 37206	052-01-0-148.00	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, Forest Bend Townhomes, L.P. (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: T20170046474 DEEDWARRSP
Recvd: 06/01/17 12:44 7 pgs
Fees: 37.00 Taxes: 0.00

20170601-0054522

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. Hawkins
Affiant

Subscribed and sworn to before me this 31st day of May, 2017.

S. DENISE HAGEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

A. Denise Hagewood
Notary Public
My Commission Expires: January 8, 2019

7/3987385.2
063258-000000

This is unimproved property, located at 501 Forest Park Road, 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]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed of Improvements to be executed on this 31st day of May, 2017.

FOREST BEND TOWNHOMES, L.P.,
a Tennessee limited partnership

By: Forest Bend GP, LLC., a Tennessee limited liability company, its General Partner

By: Forest Bend Venture, LLC, its Manager

By: _____
Jay Stewart, Manager

STATE OF Texas)
)
COUNTY OF Harris)

Before me, Sonya Wooldridge, a Notary Public of said County and State, personally appeared Jay Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be manager of Forest Bend Venture, LLC, the Manager of Forest Bend GP, LLC, a Tennessee limited liability company, the General Partner of FOREST BEND TOWNHOMES, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such manager executed the foregoing instrument for the purposes therein contained, by signing the name of Forest Bend Venture, LLC, in its capacity as Manager of Forest Bend GP, LLC in its capacity as General Partner of the limited partnership, and on its behalf, by himself as manager of the Manager of said General Partner.

Witness my hand and seal, at Office in aforesaid county and state this 31st day of May, 2017.

Sonya Wooldridge
Notary Public

My Commission Expires: 7-27-19

SONYA WOOLDRIDGE
MY COMMISSION EXPIRES
JULY 27, 2019

[signature page to Special Warranty Deed]

EXHIBIT A

LEGAL DESCRIPTION OF LAND

TRACT NO. I

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the southwesterly part of Lot No. 7 on the Plan of Forest Park Acreage Tracts at Madison, Tennessee, as of record in Book 843, page 45, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the easterly margin of Forest Park Road at the southwest corner of Lot No. 7; thence with the southerly line of Lot No. 7, eastwardly 493 feet to a stake; thence northwardly 75 feet to a point; thence westwardly 493 feet to the easterly margin of Forest Park Road; thence with the easterly margin of said road, southwardly 75 feet to the point of beginning.

TRACT NO. II

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Tract No. 8 in Forest Park Acreage Tracts at Madison, Tennessee, as the same appears of record in Book 843, page 45, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said Tract No. 8 fronts 200 feet on the east side of Forest Park Road and runs back on its north line, S 86 deg. E 872 feet and runs back on its south line, S 86 deg. East 381.5 feet to a point; thence N 37-1/4 Deg. West 169 feet to a point, its east line runs S 52 1/4 deg. W 497 feet and contains 3.8 acres, more or less.

INCLUDED in the above description but EXCLUDED from this conveyance is the property conveyed to Anthony F. Colagross and wife, Helen Colagross, by deed from C.C. Hamilton and wife, Carrie Hamilton, of record in Book 946, page 227, Register's Office for Davidson County, Tennessee, to-wit: Beginning at a point, being the southwest corner of said Tract No. 8 of said plan; thence S 86 deg. E 200 feet to a point; thence due north and parallel with Forest Park Road 50 feet to a point; thence N 86 deg. W 200 feet to a point in the easterly margin of Forest Park Road; thence south with the easterly margin of Forest Park Road, 50 feet to the point of beginning.

ALSO INCLUDED in the above description, but EXCLUDED from this conveyance is the property conveyed to Byron Swindle and wife, Pauline Swindle, by deed from J.H. Gardenhire and wife, Ruth Gardenhire, of record in Book 1046, page 656, Register's Office for Davidson County, Tennessee, to-wit: Being a part of Tract No. 8, said part fronts 125 feet on the east side of Forest Park Road and runs back in an easterly direction to a dead line 200 feet, more or less, and includes thereon two houses and one garage being South 125 feet of the North 150 feet of West 200 feet of Tract No. 8 in Forest Park Acreage Tracts, Madison, Tennessee.

Being the same property conveyed to Forest Bend Townhomes, L.P., a Tennessee limited partnership, by deed from PNB Holding Co 2, Inc., dated June 4, 2014, of record in Instrument No. 20140620-0054114, Register's Office of Davidson County.

THE PREVIOUS LEGAL DESCRIPTION IS THE SAME PROPERTY AS DESCRIBED ON SURVEY PREPARED BY JERRY SWORDS, JR., TN RLS #1806, WITH S&A SURVEYING,

INC., DATED April 5, 2017, LAST REVISED MAY 8, 2017, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE 9TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY BEING THE FOREST BEND TOWNHOMES, L.P. PROPERTY (INSTR. #20140620-0054114), ALSO BEING A PORTION OF LOT 7 AND A PORTION OF LOT 8 OF FOREST PARK ACREAGE TRACTS, IN (PLAT BOOK 843, PAGE 45), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING ON AN IRON PIPE (OLD), AT THE SOUTHWEST CORNER OF COVENTRY WOODS PROPERTY (DB 6966, PG 333), IN THE EAST RIGHT-OF-WAY OF FOREST PARK ROAD, SAID ROD BEING 855 FEET NORTH OF THE CENTERLINE OF NEELY'S BEND ROAD;

THENCE, WITH THE SOUTH LINE OF COVENTRY WOODS, SOUTH 82 DEGREES 14 MINUTES 02 SECONDS EAST - 491.74 FEET TO A 3/4" IRON ROD (OLD), WITH NO CAP, IN THE WEST LINE OF YOUNG H. KIM, ET AL (INSTR. #20120820-0074742);

THENCE, WITH KIM FOR THE NEXT TWO CALLS:

SOUTH 07 DEGREES 31 MINUTES 02 SECONDS WEST - 75.45 FEET TO 3/8" IRON ROD (OLD), WITH NO CAP:

SOUTH 82 DEGREES 31 MINUTES 43 SECONDS EAST - 375.56 FEET TO A 1" IRON ROD (OLD), WITH NO CAP,

IN THE NORTH LINE OF STEVEN MARK TURNER (INSTR. #20161129-0125035);

THENCE, WITH THE NORTHERLY LINE OF TURNER, VIOLET ROBERTS (INSTR. #20031215-0179219), AND EDWARD F. BLACK, ET AL (INSTR. #20030903-0144316), SOUTH 56 DEGREES 14 MINUTES 26 SECONDS WEST – 106.63 FEET TO A 3/4" IRON ROD (OLD), WITH CAP "DELLE";

THENCE, WITH BLACK, SOUTH 56 DEGREES 53 MINUTES 32 SECONDS WEST - 199.53 FEET TO A 1" IRON PIPE (OLD), AT THE NORTHEASTERLY CORNER OF WILLIAM LAWRENCE, ET AL (DB 4017, PG 439);

THENCE, WITH LAWRENCE, SOUTH 56 DEGREES 02 MINUTES 34 SECONDS WEST - 193.38 FEET TO A 1" IRON PIPE (OLD), AT THE TERMINUS OF MARGARET STREET;

THENCE, ALONG THE TERMINUS OF MARGARET STREET AND ALONG THE EAST LINE OF SAMUEL FREDINO BATEY PROPERTY (INSTR. #20071210-0142367), NORTH 33 DEGREES 37 MINUTES 18 SECONDS WEST - 169.82 FEET TO A 1" IRON PIPE (OLD), AT THE NORTHEASTERLY CORNER OF CRAIG D. FERGUSON, ET AL (INSTR. #20161221 -0134343);

THENCE, WITH THE NORTHERLY LINE OF FERGUSON, NORTH 81 DEGREES 50 MINUTES 03 SECONDS WEST - 182.36 FEET TO AN IRON ROD (OLD), NEAR A FENCE CORNER POST, AT THE SOUTHEAST CORNER OF EQUITY TRUST COMPANY (INSTR. #20140625-0055463);

THENCE, ALONG THE EAST LINES OF EQUITY TRUST COMPANY, WOODBINE COMMUNITY ORGANIZATION, INC. (INSTR. #20140822-0076516), AND GARY WAYNE LUSTER (INSTR. #20070405-0041232), NORTH 08 DEGREES 11 MINUTES 27 SECONDS EAST - 175.00' TO AN IRON ROD (NEW);

THENCE, ALONG THE NORTH LINE OF THE AFORESAID GARY LUSTER, NORTH 81 DEGREES 50 MINUTES 03 SECONDS WEST - 200.00' TO AN IRON ROD (NEW), IN THE EAST RIGHT-OF-WAY OF FOREST PARK ROAD (50' RIGHT OF WAY);

THENCE, ALONG THE EAST RIGHT-OF-WAY OF FOREST PARK ROAD, NORTH 08 DEGREES 11 MINUTES 27 SECONDS EAST – 98.41' TO THE POINT OF BEGINNING, CONTAINING 169,176 SQUARE FEET, 3.883 ACRES MORE OR LESS.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Rights and claims of parties in possession.

2. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

3. Liens, encumbrances, or claims thereof, which are not shown by the public record.

4. General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 052-01-0-148.00.

   Davidson County taxes for 2016, Map-Par. 052-01-0-148.00, $6,515.25, Unpaid, plus penalty, interest and cost, if any.

5. Matters shown on the Plan of record in Book 843, Page 45, said Register's Office.

6. Deed of Trust with Security Agreement and Assignment of Leases and Rents executed by Forest Bend Townhomes, L.P., a Tennessee limited partnership, to James E. Harbison, Trustee, of record in Instrument No. 20140620-0054115, said Register's Office, dated April 14, 2014, to secure to the Metropolitan Development and Housing Agency an indebtedness amount of $2,000,000.00.

7. Declaration of Restrictive Covenants, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140620-0054116, said Register's Office.

8. Storm Water Detention Agreement of record in Instrument No. 20070329-0037703, said Register's Office.

9. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20070402-0038740, said Register's Office.

10. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20070402-0038766, said Register's Office.

11. Declaration of Easement of record in Instrument No.20170314-0024792, said Register's Office.