Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, Tennessee 37206	086-00-0-355.00	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, ECG Hermitage, 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:T20170060086 DEEDWARRSP
Recvd: 07/13/17 16:18 8 pgs
Fees:42.00 Taxes:0.00
20170713-0070702

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.

John R. Dugan
Affiant

Subscribed and sworn to before me this 11th day of July, 2017.

V. Jean Merkle
Notary Public
My Commission Expires: 9/11/2017

JEAN MERKLE NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

This is improved property, located at 5646 Old Hickory Boulevard, 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 10th day of July, 2017.

ECG HERMITAGE, LP,
a Tennessee limited partnership

By: WCO Hermitage Flats GP, Inc., a Tennessee corporation, its Sole General Partner

By: _____

Title: President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, Jessica Mayberry, a Notary Public of said County and State, personally appeared Anthony Woodham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President of WCO Hermitage Flats GP, Inc., a Tennessee corporation, the Sole General Partner of ECG HERMITAGE, LP, the within named bargainor, a Tennessee limited partnership, and that he/she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of WCO Hermitage Flats GP, Inc. in its capacity as Sole General Partner of the limited partnership, and on its behalf, by himself/herself as President of said General Partner.

Witness my hand and seal, at Office in aforesaid county and state this 10th day of July, 2017.

_____
Notary Public

My Commission Expires: 5-5-20

JESSICA R. MAYBERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

[signature page to Special Warranty Deed]

EXHIBIT A

LEGAL DESCRIPTION OF LAND

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, and being more particularly described according to a boundary survey made by Barge, Waggoner, Sumner & Cannon, Surveyors, dated October 16, 1987 as follows:

Being a tract of land in the Second Civil District of Nashville and Davidson County, Tennessee, and described more fully as follows:

BEGINNING at an iron pin in the easterly margin of Raintree Drive, said pin being South 85 degrees 11 minutes 51 seconds East, 191.27 feet easterly of a concrete monument in the easterly margin of Hermitage Woods Drive; THENCE, with the easterly margin of Raintree Drive, the following calls:

With a curve to the right 104.74 feet to an iron pin, said curve having a central angle of 09 degrees 24 minutes 47 seconds, a radius of 637.50 feet, a tangent of 52.49 feet and a chord of North 06 degrees 50 minutes 22 seconds East, 104.62 feet;

With a curve to the left 139.78 feet to an iron pin, said curve having a central angle of 11 degrees 17 minutes 05 seconds, a radius of 709.68 feet, a tangent of 70.12 feet and a chord of North 07 degrees 07 minutes 01 seconds East, 139.55 feet;

With a curve to the left 82.89 feet to an iron pin, said curve having a central angle of 46 degrees 19 minutes 58 seconds, a radius of 102.50 feet, a tangent of 43.86 feet and a chord of North 22 degrees 50 minutes 05 seconds West, 80.65 feet;

With a curve to the left 62.73 feet to an iron pin, said curve having a central angle of 18 degrees 11 minutes 49 seconds, a radius of 197.50 feet, a tangent of 31.63 feet, and a chord of North 55 degrees 05 minutes 59 seconds West, 62.46 feet;

THENCE, leaving said easterly margin North 57 degrees 18 minutes East, 103.11 feet to an iron pin;

THENCE with the westerly line of Hermitage Woods of record in Book 4860, Page 62, R.O.D.C., the following calls:

South 55 degrees 48 minutes East, 56.00 feet to an iron pin; South 28 degrees 18 minutes East, 279.00 feet to an iron pin; South 37 degrees 27 minutes East, 172.00 feet to an iron pin; South 04 degrees 42 minutes West, 31.50 feet to an iron pin; with the southerly line of Hermitage Woods of record in Book 4860, Page 62, R.O.D.C., South 85 degrees 18 minutes East, 99.21 feet to an iron pin in the westerly line of the property conveyed to D. R. Pirtle by deed of record in Book 5155, Page 150, R.O.D.C.;

THENCE with said westerly line, South 04 degrees 42 minutes West, 638.42 feet to an iron pin in the westerly line of the property conveyed to Burning Tree Associates, Ltd. by deed of record in Book 5193, Page 816, R.O.D.C.;

THENCE with said westerly line, South 05 degrees 48 minutes West, 447.89 feet to an iron pin in the northeasterly margin of Old Hickory Boulevard;

THENCE with said northeasterly margin with a curve to the left, 328.34 feet to an iron pin, said curve having a central angle of 06 degrees 31 minutes 12 seconds, a radius of 2,885.32 feet, a tangent of 164.35 feet and a chord of North 28 degrees 51 minutes 08 seconds West, 328.16 feet;

THENCE continuing with said northeasterly margin North 32 degrees 06 minutes 44 seconds West, 827.80 feet to an iron pin;

THENCE continuing with said northeasterly margin with a curve to the right 75.00 feet to an iron pin in the southeasterly margin of Hermitage Woods Drive, said curve having a central angle of 85 degrees 56 minutes 37 seconds, a radius of 50.00 feet, a tangent of 46.58 feet and a chord of North 10 degrees 51 minutes 50 seconds East, 68.16 feet;

THENCE with said southeasterly margin with a curve to left 118.71 feet to a concrete monument, said curve having a central angle of 23 degrees 26 minutes 33 seconds, a radius of 290.14 feet, a tangent of 60.20 feet and a chord of North 42 degrees 06 minutes 52 seconds East, 117.88 feet;

THENCE leaving said southeasterly margin, South 85 degrees 11 minutes 51 seconds East, 191.27 feet to the point of beginning.
Containing 492,231 square feet of 11.30 acres, more or less.

Being the same property conveyed to ECG Hermitage, LP, by Special Warranty Deed dated November 10, 2016 from DAVCO O.H. Blvd. Properties, a Tennessee partnership, of record in Instrument No. 20170713-0070701, Register's Office for Davidson County, Tennessee.

Included in the above described property, but excluded from this conveyance is property condemned from Grantors by the Tennessee Department of Transportation; said property being known as Tract 17, and being part of the State Project 19008-2153-44, Federal Project IR-40-5(87)221. The description of same follows:

Beginning at a concrete monument in the southeasterly margin of Hermitage Woods Drive, THENCE South 85 degrees 11 minutes 51 seconds East, a distance of 52 feet, THENCE South 02 degrees 47 minutes 24 seconds East 110 feet; THENCE South 11 degrees 58 minutes 26 seconds West 87.992 feet; THENCE South 61 degrees 31 minutes 29 seconds West 100 feet to a point in the east margin of S.R. 45 (Old Hickory Boulevard); THENCE northwesterly with said margin 125 feet; THENCE with a curve to the right 75 feet to an iron pin in the southeasterly margin of Hermitage Woods Drive, said curve having a central angle of 85 degrees 56 minutes 37 seconds, a radius of 50 feet, a tangent of 46.58 feet and a chord of North 10 degrees 51 minutes 50 seconds East, 68.16 feet, THENCE with a curve to the left 118.71 feet to the point of beginning at a concrete monument in the southeasterly margin of Hermitage Woods Drive, said curve having a central angle of 23 degrees 26 minutes 33 seconds, a radius of 290.14 feet, a tangent of 60.20 feet and a chord of North 42 degrees 06 minutes 52 seconds East, 117.88 feet. Said property containing 0.652 acre, more or less.

THE PREVIOUS LEGAL DESCRIPTION IS THE SAME PROPERTY AS DESCRIBED ON SURVEY PREPARED BY TED J. STEVENSON, II, TN RLS #2136, WITH RAGAN-SMITH ASSOCIATES, INC., DATED JULY 27, 2016, LAST REVISED MAY 9, 2017, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A CERTAIN PARCEL OF LAND LYING IN THE 12TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS SHOWN ON THE PLAT ENTITLED, HERMITAGE WOODS CONDOMINIUM APARTMENTS, PHASE 2 & 2A, REVISED, OF RECORD IN PLAT BOOK 4860, PAGE 62-64, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE). SAID PARCEL IS LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HERMITAGE WOODS DRIVE. SAID PARCEL IS

APPROXIMATELY 460 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF CENTRAL PIKE AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A CONCRETE HIGHWAY MONUMENT (OLD) ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HERMITAGE WOODS DRIVE AND BEING A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, LEAVING SAID OLD HICKORY BOULEVARD WITH SAID HERMITAGE WOODS DRIVE, FOR THE NEXT THREE CALLS:

1) NORTH 62 DEGREES 03 MINUTES 50 SECONDS EAST, 99.88 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);

2) NORTH 11 DEGREES 09 MINUTES 51 SECONDS EAST, 98.29 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);

3) NORTH 04 DEGREES 14 MINUTES 23 SECONDS WEST, 92.04 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES AT THE SOUTHWESTERLY CORNER OF HERMITAGE WOODS CONDOMINIUM APARTMENTS, PHASE 2 & 2A, REVISED, OF RECORD IN PLAT BOOK 4860, PAGE 62-64, R.O.D.C.T.;

THENCE, WITH SAID HERMITAGE WOODS CONDOMINIUM APARTMENTS, PHASE 2 & 2A, REVISED, FOR THE NEXT ELEVEN CALLS:

1) SOUTH 81 DEGREES 44 MINUTES 54 SECONDS EAST, 138.68 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

2) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 09 DEGREES 24 MINUTES 48 SECONDS, A RADIUS OF 637.50 FEET, AN ARC LENGTH OF 104.74 FEET, A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 17 MINUTES 19 SECONDS EAST, 104.62 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

3) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 11 DEGREES 17 MINUTES 05 SECONDS, A RADIUS OF 709.68 FEET, AN ARC LENGTH OF 139.78 FEET, A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 33 MINUTES 58 SECONDS EAST,139.55 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

4) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 44 DEGREES 56 MINUTES 36 SECONDS, A RADIUS OF 105.50 FEET, AN ARC LENGTH OF 82.76 FEET, A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 23 MINUTES 08 SECONDS WEST, 80.65 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

5) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 18 DEGREES 11 MINUTES 47 SECONDS, A RADIUS OF 197.50 FEET, AN ARC LENGTH OF 62.72 FEET, A CHORD BEARING AND DISTANCE OF NORTH 51 DEGREES 39 MINUTES 02 SECONDS WEST, 62.46 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

6) NORTH 60 DEGREES 42 MINUTES 03 SECONDS EAST, 102.90 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP;

7) SOUTH 52 DEGREES 22 MINUTES 23 SECONDS EAST, 56.02 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP;

8) SOUTH 24 DEGREES 53 MINUTES 19 SECONDS EAST, 279.04 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP;

9) SOUTH 34 DEGREES 00 MINUTES 03 SECONDS EAST, 172.03 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP;

10) SOUTH 08 DEGREES 08 MINUTES 57 SECONDS WEST, 31.50 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

11) SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST, 99.36 FEET TO A 1/2" IRON PIPE (OLD) AT A 10" MAPLE IN THE WESTERLY LINE OF AUTUMN WOOD TERRACE APARTMENTS, L.P. OF RECORD AS DEED INSTRUMENT NUMBER 20071115-0134166 AND PLAT INSTRUMENT NUMBER 20081208-0118312, R.O.D.C.T.;

THENCE, WITH SAID AUTUMN WOOD TERRACE APARTMENTS, L.P. AND BURNING TREE TN, L.P. OF RECORD AS INSTRUMENT NUMBER 20050603-0063701, R.O.D.C.T., SOUTH 08 DEGREES 08 MINUTES 40 SECONDS WEST, 638.26 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP;

THENCE, CONTINUING WITH SAID BURNING TREE TN, LP., SOUTH 09 DEGREES 14 MINUTES 15 SECONDS WEST, 447.90 FEET TO A 1/2" IRON ROD (OLD) WITH NO CAP IN THE EASTERLY RIGHT-OF-WAY ON OLD HICKORY BOULEVARD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 06 DEGREES 31 MINUTES 18 SECONDS, A RADIUS OF 2885.61 FEET, AN ARC LENGTH OF 328.46 FEET, A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 24 MINUTES 00 SECONDS WEST, 328.28 FEET TO A CONCRETE HIGHWAY MONUMENT (OLD);

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY LINE, NORTH 28 DEGREES 36 MINUTES 05 SECONDS WEST, 720.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 465,178 SQUARE FEET OR 10.68 ACRES, MORE OR LESS.

Being the same property conveyed to ECG Hermitage, LP, by Special Warranty Deed dated November 10, 2016 from DAVCO O.H. Blvd. Properties, a Tennessee partnership, of record in Instrument No. 20170713-0070701, 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 2017 and subsequent years for Map-Par. 086-00-0-355.00.
2. Matters shown on the Plans of record in Book 4860, Pages 62-64, Register's Office for Davidson County, Tennessee as follows:
   a. 24' access easement titled Raintree Drive;
   b. 18' access easement titled Raintree Court;
   c. 18' access easement title Raintree Place;
   d. 30' minimum building setback line on north, south, west and east sides of the property; and
   e. 8' sewer easement on northwest corner.
3. Declaration of Covenants and Restrictions contained in instrument of record in Book 4743, Page 258 and amended in Book 5546, Page 493, said Register's Office.
4. Agreement for Dedication of Sanitary Sewer Easement of record in Book 5193, Page 821, said Register's Office.
5. Anchor Easement of record in Book 5578, Page 752, said Register's Office.
6. Easement of record in Book 9418, Page 950, said Register's Office.