Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, Tennessee 37206	044-14-0-143.00 044-14-0-046.00	Grantee is Tax Exempt.
This instrument prepared by: Bradley Arant Boult Cummings LLP (JRH) 1600 Division Street, Suite 700, Nashville, TN 37203		

Bill Garrett
Batch# 29443
11/22/2017 04:19:03 PM
Fees: $32.00 Taxes: $0.00

Davidson County
DEEDWARRSP
6 pgs

20171122-0120216

SPECIAL WARRANTY DEED

WHEREAS, ECG Old Hickory, 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.

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. Hardison
Affiant

Subscribed and sworn to before me this 21st day of November, 2017.

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

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

7/4024758.2
063258-301044

This is improved property, located at 1205 Robinson 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 21 day of NOVEMBER, 2017.

ECG OLD HICKORY, LP,
a Tennessee limited partnership

By: ECG Old Hickory GP, LLC, a Tennessee limited liability company, its General Partner

By: _____

Title: MANAGING MEMBER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, JESSICA GRANT, a Notary Public of said County and State, personally appeared C. HUNTER NELSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be MANAGING MBR of ECG Old Hickory GP, LLC, a Tennessee limited liability company, the Sole General Partner of ECG OLD HICKORY, LP, the within named bargainor, a Tennessee limited partnership, and that he/she as such MANAGING MBR executed the foregoing instrument for the purposes therein contained, by signing the name of ECG Old Hickory GP, LLC, in its capacity as General Partner of the limited partnership, and on its behalf, by himself as MANAGING MBR of said General Partner.

Witness my hand and seal, at Office in aforesaid county and state this 21 day of NOVEMBER, 2017.

_____
Notary Public

My Commission Expires: _____

JESSICA GRANT
My Commission Expires
STATE OF TENNESSEE NOTARY PUBLIC
September 7, 2021
COUNTY OF DAVIDSON

[signature page to Special Warranty Deed]

EXHIBIT A

TRACT 1

LAND LYING IN THE 11TH COUNCIL DISTRICT, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING THE LANA ROBINSON PROPERTY OF RECORD IN BOOK 20080626, PAGE 66066, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND (ID: 1465) LYING IN THE NORTHEASTERLY RIGHT OF WAY LINE OF ROBINSON ROAD (R/W VARIES), SAID PIN BEING THE SOUTHWEST CORNER OF THE LYMAN HEIDTKE & HEMANTH KUMAR PROPERTY (DOC. NO. 20141014-0094831);
THENCE WITH SAID NORTHEASTERLY RIGHT OF WAY NORTH 47°47'21" WEST A DISTANCE OF 65.01 FEET TO A 3/8" IRON PIN FOUND (NO ID) LYING IN SAID NORTHEASTERLY RIGHT OF WAY, SAID PIN BEING THE SOUTHEAST CORNER OF THE LANA ROBINSON PROPERTY (BK 6973, PG 990); THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE WITH THE EAST LINE OF SAID ROBINSON PROPERTY NORTH 49°56'07" EAST A DISTANCE OF 783.57 FEET TO A 1/2" IRON PIN FOUND (NO ID); THENCE CONTINUING WITH SAID ROBINSON EAST LINE NORTH 41°30'31" WEST A DISTANCE OF 432.74 FEET TO AN ANGLE IRON FOUND LYING IN THE EAST LINE OF THE HERMITAGE PROPERTIES LLC PROPERTY (DOC. NO. 20101228-0102554) AND BEING THE NORTHERNMOST CORNER OF SAID ROBINSON PROPERTY; THENCE WITH THE EAST LINES
OF SAID HERMITAGE PROPERTY AND THE M.D.H.A. PROPERTY (DOC. NO. 20160511-0046790) NORTH 22°54'58" EAST A DISTANCE OF 341.41 FEET TO A 1/2" IRON PIN SET IN THE WEST LINE OF THE CUMBERLAND TERRACE SUBDIVISION (BK 1424, PG 49); THENCE WITH SAID CUMBERLAND TERRACE WEST LINE AS FOLLOWS:

SOUTH 40°02'05" EAST A DISTANCE OF 363.36 FEET TO A MONUMENT FOUND WITH BRASS CAP;
THENCE SOUTH 04°28'10" WEST A DISTANCE OF 330.21 FEET TO A MONUMENT FOUND WITH BRASS CAP; THENCE SOUTH 13°12'56" WEST A DISTANCE OF 51.81 FEET TO A 1/2" IRON PIN FOUND (ID: 1465), SAID PIN BEING THE NORTHERNMOST CORNER OF SAID HEIDTKE AND KUMAR PROPERTY; THENCE WITH THE WEST LINE OF SAID HEIDTKE AND KUMAR PROPERTY SOUTH 48°19'15" WEST A DISTANCE OF 795.09 FEET TO THE POINT OF BEGINNING;
CONTAINING AN AREA OF 171,706 SQUARE FEET OR 3.942 ACRES, ACCORDING TO A SURVEY BY DAVE R HOBBS OF YOUNG HOBBS AND ASSOCIATES, 1202 CROSSLAND AVENUE, CLARKSVILLE, TN

TRACT 2
LAND LYING IN THE 11TH COUNCIL DISTRICT, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING THE LANA ROBINSON PROPERTY OF RECORD IN BOOK 6973, PAGE 990, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PAGE 990, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON PIN FOUND (NO ID) LYING IN THE NORTHEASTERLY RIGHT OF WAY LINE OF ROBINSON ROAD (R/W VARIES), SAID PIN BEING THE SOUTHEAST CORNER OF THE HERMITAGE PROPERTIES, LLC PROPERTY (DOC. NO. 20101228-0102554); THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE WITH THE EAST LINE OF SAID HERMITAGE PROPERTY NORTH 49°55'52" EAST A DISTANCE OF 480.66 FEET TO AN I-BEAM FOUND; THENCE CONTINUING WITH SAID HERMITAGE PROPERTY EAST LINE NORTH 22°55'57" EAST A DISTANCE OF 349.90 FEET TO AN ANGLE IRON FOUND IN SAID EAST LINE, SAID ANGLE IRON LYING IN THE WEST LINE OF THE LANA ROBINSON PROPERTY (BK 20080626, PG 66066); THENCE WITH SAID ROBINSON WEST LINE SOUTH 41°30'31" EAST A DISTANCE OF 432.74 FEET TO A 1/2" IRON PIN FOUND (NO ID); THENCE CONTINUING WITH SAID WEST LINE SOUTH 49°56'07" WEST A DISTANCE OF 783.57 FEET TO A 3/8" IRON PIN FOUND IN SAID NORTHEASTERLY RIGHT OF WAY OF ROBINSON ROAD; THENCE WITH SAID NORTHEASTERLY RIGHT OF WAY LINE NORTH 47°47'42" WEST A DISTANCE OF 136.50 FEET TO A PK NAIL SET IN AN EXISTING ASPHALT DRIVE; THENCE CONTINUING WITH SAID NORTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 138.54 FEET, A RADIUS OF 1095.70 FEET, A CHORD BEARING OF NORTH 40°38'15" WEST, AND A CHORD LENGTH OF 138.45 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 242,701 SQUARE FEET OR 5.572 ACRES, ACCORDING TO A SURVEY BY DAVE R HOBBS OF YOUNG HOBBS AND ASSOCIATES, 1202 CROSSLAND AVENUE, CLARKSVILLE, TN

Being the same property conveyed to ECG Old Hickory, LP by deed from Lana C. Robinson, dated November 21, 2017 of record in Instrument No. 20171122.0120215 Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Matters as set forth in Final Plat Re-Subdivision of Lot 1 Hopkins/Robinson Property prepared by Tommy E. Walker, R.L.S. and recorded on August 25, 2014 as Instrument No. 20140825-0077343, Register's Office for Davidson County, Tennessee as follows:
   a. 10' water service line easement;
   b. 25' access and private utility easement;
   c. 20' utility and drainage easement;
   d. 20' utility and drainage easement; and
   e. 26' right of way dedication.
2. Use restrictions and maintenance requirements set forth in that certain Declaration of Reciprocal Easements and Restrictive Covenants of record as Instrument 20020715-0084518, said Register's Office. (affects Tract 1, Lot 1B)
3. Sewer Easement of record in Book 1424, page 49, said Register's Office as shown on the "Survey".
4. The following matters appearing on the survey by David R. Hobbs, TN RLS #2683, Young-Hobbs and Associates, 1202 Crossland Ave, Clarksville, TN 37040, dated April 12, 2017, last revised November __, 2017, and designated as Project No. 042-17 (the "Survey"):
   a. Two metal poles located within the northerly boundary;
   b. fence encroachment along a northeasterly corner;
   c. deck or porch encroachment over a portion of the 25' sewer easement at the rear of the existing house;
   d. possible 26' right of way dedication; and,
   e. crushed stone drive from Creedmore Drive.