Bill Garrett Davidson County
Batch# 85689 DEEDQC
04/27/2018 11:34:43 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180427-0039852

This Instrument Prepared By:
John R. Haynes, Esq.
Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No. Portion of 072-00-0-026.00 072-00-0-002.00 072-00-0-084.00 072-00-0-033.00 and all of 072-00-0-021.00
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00). Grantee is Exempt.

Affiant

SUBSCRIBED AND SWORN TO before me, on this 27th day of April, 2018.

Notary Public

My Commission Expires: Sept. 7, 2021

JEAN MERKLE STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, **ECG OAKWOOD, LP**, a Tennessee limited partnership ("Grantor"), does hereby quitclaim unto **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY,** a public body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq. ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated

herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 2034 Pittway Drive, Nashville, Davidson County, Tennessee 37207.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This property is conveyed as of April, 2018.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 27th day of April, 2018.

ECG Oakwood, LP, a Tennessee limited partnership

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

By: _____
C. Hunter Nelson, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said State and County, 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 the Managing Member of ECG Oakwood GP, LLC, a Tennessee limited liability company, the General Partner of ECG Oakwood, LP, the within named bargainor, a Tennessee limited partnership, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

Witness my hand and official seal at office this 20 day of April 2018.

Jessica Grant
Notary Public

My Commission Expires: 9/7/21

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

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Resubdivision & Consolidation Plat, Oakwood Development, of record in Instrument No. 20180426-0039225, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING AT A CONCRETE MONUMENT FOUND (ID: CUMBERLAND IRON NASHVILLE) IN THE EAST RIGHT OF WAY LINE OF OAKWOOD AVENUE, SAID MONUMENT BEING LOCATED N 07°11'46" E A DISTANCE OF 1207.72 FEET FROM THE CENTERLINE INTERSECTION OF SAID OAKWOOD AVENUE AND TRINITY LANE; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE ANTIOCH MISSIONARY BAPTIST PROPERTY, RECORDED IN DEED BOOK 8660, PAGE 769, AS FOLLOWS: N 06°03'23" E A DISTANCE OF 44.57 FEET TO A 1/2" IRON PIN FOUND (ID:THORNTON); THENCE S 83°24'37" E A DISTANCE OF 150.20 FEET TO A 1/2" IRON PIN SET, SAID IRON PIN SET BEING THE **TRUE POINT OF BEGINNING** OF THIS TRACT; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 327.44 FEET, WITH A RADIUS OF 777.72 FEET, WITH A CHORD BEARING OF N 15°29'54" W, WITH A CHORD LENGTH OF 325.03 FEET TO A 1/2" IRON PIN SET; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 227.30 FEET, WITH A RADIUS OF 777.72 FEET, WITH A CHORD BEARING OF N 35°55'58" W, WITH A CHORD LENGTH OF 226.50 FEET TO A 1/2" IRON PIN SET; THENCE N 44°17'00" W A DISTANCE OF 58.74 FEET TO A 1/2" IRON PIN SET; THENCE N 43°19'43" W A DISTANCE OF 59.16 FEET TO A 1/2" IRON PIN SET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 97.39 FEET, WITH A RADIUS OF 542.56 FEET, WITH A CHORD BEARING OF N 38°31'00" W, WITH A CHORD LENGTH OF 97.26 FEET TO A 1/2" IRON PIN SET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 92.40 FEET, WITH A RADIUS OF 485.48 FEET, WITH A CHORD BEARING OF N 27°37'24" W, WITH A CHORD LENGTH OF 92.26 FEET TO A 1/2" IRON PIN SET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 34.31 FEET, WITH A RADIUS OF 2183.85 FEET, WITH A CHORD BEARING OF N 19°37'48" W, WITH A CHORD LENGTH OF 34.31 FEET TO A 1/2" IRON PIN SET IN THE SOUTH LINE OF SHEPARDWOOD SUBDIVISION, RECORDED IN PLAT BOOK 6900, PAGE 753; THENCE WITH THE SAID SOUTH LINE OF SHEPARDWOOD SUBDIVISION, AS FOLLOWS: N 74°39'10" E A DISTANCE OF 858.49 FEET TO A 1/2" IRON PIN FOUND (NO ID); THENCE S 82°03'53" E A DISTANCE OF 57.56 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH THE UPSIDE, LLC PROPERTY, RECORDED IN QC-20160502-0042972, AS FOLLOWS: S 06°04'38" W A DISTANCE OF 100.23 FEET TO A 1/2" IRON PIN SET; THENCE S 81°55'22" E A DISTANCE OF 192.48 FEET TO A CONCRETE MONUMENT FOUND IN THE WEST RIGHT OF WAY LINE OF ELLINGTON PARKWAY; THENCE WITH SAID WEST RIGHT OF WAY LINE OF ELLINGTON PARKWAY, AS FOLLOWS: S 09°53'03" W A DISTANCE OF 956.27 FEET TO A CONCRETE MONUMENT FOUND; THENCE S 08°51'34" E A DISTANCE OF 50.85 FEET TO A 1/2" IRON PIN FOUND (NO ID); THENCE LEAVING SAID RIGHT OF WAY LINE ATLANTIC MINI STORAGE #7 PROPERTY, RECORDED IN QC 20060510-0054636 N 83°50'21" W A DISTANCE OF 129.00 FEET TO A 1/2" IRON PIN FOUND (ID: THORNTON); THENCE N 84°10'40" W A DISTANCE OF 12.77 FEET TO A 1/2" IRON PIN FOUND (NO ID); THENCE N 05°40'40" E A DISTANCE OF 29.46 FEET TO A 1/2" IRON PIN FOUND (NO ID); THENCE N 83°37'24" W A DISTANCE OF 15.05 FEET TO A 1/2" IRON PIN FOUND (NO ID); THENCE S 05°58'49" W A DISTANCE OF 29.55 FEET TO A 1/2" IRON PIN SET; THENCE ACROSS THE PARENT TRACT N 83°59'11" W A DISTANCE OF 296.09 FEET TO A 1/2" IRON PIN SET IN THE SAID ANTIOCH

MISSIONARY BAPTIST PROPERTY; THENCE WITH SAID ANTIOCH MISSIONARY BAPTIST PROPERTY, AS FOLLOWS: N 06°00'49" E A DISTANCE OF 74.83 FEET TO A 1/2" IRON PIN FOUND (ID: THORNTON); THENCE N 83°24'37" W A DISTANCE OF 49.91 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 735,677 SQUARE FEET, 16.89 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED IN AN ACCESS AND UTILITY EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20180427-0039850, IN SAID REGISTER'S OFFICE.

ALSO TOGETHER WITH A THIRTY FOOT JOINT ACCESS AND UTILITY EASEMENT, RECORDED AS INSTRUMENT NO. 20180427-0039851 IN THE DAVIDSON COUNTY REGISTER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF LOT 1 AS SHOWN ON THE MAP ENTITLED RESUBDIVISION & CONSOLIDATION PLAT, OAKWOOD DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20180426-0039225, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, OAKWOOD DEVELOPMENT PLAT, THENCE WITH THE COMMON LOT LINES OF LOT 1 AND LOT 2 N 83°59'11" W A DISTANCE OF 15.08 FEET TO A POINT, SAID POINT BEGINNING THE TRUE POINT OF BEGINNING OF THIS EASEMENT; THENCE LEAVING SAID COMMON LOT LINES ACROSS SAID LOT 1, AS FOLLOWS: S 21°17'54" W A DISTANCE OF 2.87 FEET; THENCE S 20°12'05" W A DISTANCE OF 126.21 FEET; THENCE S 08°44'39" W A DISTANCE OF 49.00 FEET; THENCE S 17°50'13" W A DISTANCE OF 25.08 FEET TO A POINT IN THE RIGHT OF WAY LINE OF PITTWAY DRIVE; THENCE WITH SAID RIGHT OF WAY LINE OF PITTWAY DRIVE N 72°09'47" W A DISTANCE OF 30.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE ACROSS SAID LOT 1, AS FOLLOWS: N 17°50'13" E A DISTANCE OF 22.70 FEET; THENCE N 08°44'39" E A DISTANCE OF 49.62 FEET; THENCE N 20°12'05" E A DISTANCE OF 124.49 FEET; THENCE S 83°59'11" E A DISTANCE OF 31.00 FEET; WHICH IS THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 6,000 SQUARE FEET, 0.14 ACRES.

Being the same property conveyed to ECG Oakwood, LP, a Tennessee Limited Partnership, by deed of record in Instrument No. 20180427-0039849, Register's Office for Davidson County, Tennessee.