OWNER:
Metropolitan Development
and Housing Agency
701 South Sixth Street
Nashville, TN 37206
PROPERTY TAX EXEMPT

THIS INSTRUMENT PREPARED BY:
Gentry, Tipton & McLemore, P.C.
900 South Gay Street, Suite 2300
Knoxville, TN 37902

Bill Garrett Davidson County
Batch# 118095 DEEDWARRSP
07/18/2018 02:34:36 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180718-0070140

Parcel Number: 10504040400

SPECIAL WARRANTY DEED

THIS INDENTURE made as of this 16th day of July, 2018, between **TREVECCA TOWERS, INC.**, a Tennessee non-profit corporation, First Party, and **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq., Second Party;

W I T N E S S E T H :

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the same unto the Second Party, its successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

The First Party covenants that it is lawfully seized in fee simple of the premises; that it has a good and lawful right to sell and convey the same; and that said property is free and clear and unencumbered, with the exception of the 2018 taxes, which will be prorated as of the date of closing, and which Second Party assumes and agrees to pay; and the matters set forth in **Exhibit "B"** attached hereto and made a part hereof, and any and all other matters herein recited.

The First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed as of the day and year first above written.

TREVECCA TOWERS, INC., a Tennessee non-profit corporation

BY: _____
Ronald K. Jones
Executive Director and Chairman of the Board

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **RONALD K. JONES**, 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 Executive Director and Chairman of the Board of **TREVECCA TOWERS, INC.**, a Tennessee non-profit corporation, the within named bargainor, and that he as such officer of the corporation, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer of the corporation.

WITNESS my hand and official seal at office, this 10th day of July, 2018.

My Commission Expires:

_____

Notary Public (SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $-EXEMPT-.

Affiant James E. Harbison

Subscribed and sworn to before me this 17 day of July, 2018.

A. Denise Hagewood
Notary Public

My Commission Expires:
Jan. 8, 2019

(SEAL)

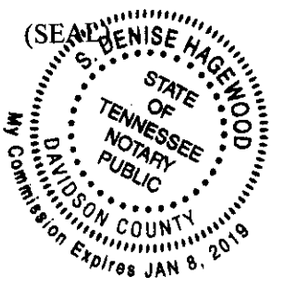


EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Lot 1 as shown on the Plat of the Resubdivision of Lot 6 Trevecca Nazarene University of record in Instrument Number 20180607-0054720, Register's Office for Davidson County, Tennessee.

Being a portion of Lot 6 on the plan of Trevecca Nazarene University as recorded in Plat Book 9700 Pages 395 and 396 at the Register's Office of Davidson County, Tennessee. Said lot lies in the 17th Council District of Davidson County, Tennessee and being more particularly described as follows:
Beginning at a set 1/2" iron rebar with a Gresham, Smith and Partners cap in the eastern line of a 50' wide public utility and drainage easement, as of record in Plat Book 9700, Pages 395 and 396 at said register's office. Said line was formerly the eastern right-of-way line of Lester Avenue before said avenue was closed by Metro Nashville Bill Number 096-264. Thence, following said eastern line N 08° 23' 13" E for a distance of 235.76 feet to a set 1/2" iron rebar with a Gresham, Smith and Partners cap. Thence, leaving said eastern line with a curve to the right having an arc length of 38.94 feet, a radius of 25.00 feet and whose long chord bears N 53° 06' 38" E for a distance of 35.12 feet to a found 1/2" iron rebar with a Cherry cap. Said rebar being on the southern right-of-way line of Woodard Avenue which has a 50' wide right-of-way. Thence, continuing with line, S 82° 16' 10" E for a distance of 425.87 feet to a set 1/2" iron rebar with a Gresham Smith and Partners cap at a corner common with Trevecca Nazarene College, as of record in Deed Book 5642, Page 356 at said register's office. Thence, leaving said right-of-way of Woodard Ave and continuing with the western line of Trevecca Nazarene College, S 07° 47' 37" W for a distance of 381.66 feet to a mini mag nail found on the former northerly right-of-way line of Hart Street, said street closed by Metro Nashville Bill Number 096-264. Thence, leaving the line of Trevecca Nazarene College and with the former northerly right-of-way line of Hart Street, N 82° 08' 07" W for a distance of 121.30 feet to a set 1/2" iron rebar with a Gresham, Smith and Partners cap. Thence leaving said the former right-of-way of Hart Street over and across said Lot 6 the following four (4) calls and distances:

1. N 06° 45' 13" E for a distance of 185.06 feet to a to a set 1/2" iron rebar with a Gresham, Smith and Partners cap
2. N 81° 50' 10" W for a distance of 214.29 feet to a to a set 1/2" iron rebar with a Gresham, Smith and Partners cap
3. S 08° 09' 50" W for a distance of 67.00 feet to a to a set 1/2" iron rebar with a Gresham, Smith and Partners cap
4. N 81° 36' 47" W a distance of 113.91 feet to the Point of Beginning.

The above described tract of land contains 2.72 acres or 118,502 square feet more or less.

Together with all easements contained in that certain Declaration of Easements by Trevecca Towers, Inc. dated July 16, 2018 and filed for record July 17, 2018 as Instrument No. 20180717-0069627, Register of Deeds Office for Davidson County, Tennessee.

Being part of the same property conveyed to Trevecca Towers, Inc., by the following deed of record in the Register's Office of Davidson County, Tennessee:

Warranty Deed from William L. Davis and wife, Mary H. Davis of record in Book 5098, page 741;
Warranty Deed from Maury English Redford and wife, Alta Lindsay Redford of record in Book 4046, page 180;
Warranty Deed from Robert Lawton Ingram and wife, Anna Ingram of record in Book 4053, page 734;
Warranty Deed from C.W. Davis and wife, Etta E. Davis of record in Book 4057, page 73;
Warranty Deed from James K. Keefer and wife, Patricia Keefer of record in Book 4057, page 71;
Warranty Deed from College Hill Church of the Nazarene, Inc., of record in Book 4053, page 90;
Warranty Deed from Asa Hill Sparks and wife, Pansy V. Sparks of record in Book 4047, page 178;
Warranty Deed from Willie S. Jenkins, a widow, of record in Book 4051, page 112;
Warranty Deed from T.E. Jones of record in Book 4280, page 742; and
Warranty Deed from College Hill Church of the Nazarene, Inc., of record Book 5195, page 962.

EXHIBIT "B"

1. Subject to public utility easements on all street rights-of-way which are 20 feet in width reduced to 15 feet on corner lots for the length of the building envelope only as shown on the plan of record in Plat Book 9700, page 395, Register's Office for Davidson County.
2. Easement of record in Book 4053, page 92, as re-recorded in Book 4056, page 879, said Register's Office.
3. Easement of Sanitary Sewer of record in Book 4153, page 36, said Register's Office.
4. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4551, page 180, said Register's Office.
5. Permanent Easement and right-of-way for Street Purposes and Right of Entry for Temporary Construction Purposes of record in Book 4881, page 992, said Register's Office.
6. Permanent Easement and right-of-way for Street Purposes and Right of Entry for Temporary Construction Purposes of record in Book 4882, page 5, said Register's Office.
7. Easement and Shared Use Agreement of record in Instrument No. 20070329-0037677, said Register's Office.
8. Grant of Easement of record in Instrument No. 20111206-0095093, said Register's Office.
9. Easements retained and restrictions set out in Ordinance No. 75-1222 in the Davidson County, Metro Clerk's Office.
10. Declaration of Easements by Trevecca Towers, Inc. dated July 16, 2018 and filed for record July 17, 2018 as Instrument No. 20180717-0069627, Register of Deeds Office for Davidson County, Tennessee.