Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Boscobel I, L.P. 701 South Sixth Street Nashville, Tennessee 37206	Map/Par. 093080022.00 Map/Par. 093080023.00 Map/Par. 093080024.00 Map/Par. 093080025.00 Map/Par. 093080026.00 Map/Par. 093040078.00	Boscobel I, L.P. 701 South Sixth Street Nashville, Tennessee 37206
This instrument prepared by: Reno & Cavanaugh, PLLC 424 Church Street, Suite 2910, Nashville, TN 37219		

SPECIAL WARRANTY DEED

WHEREAS, Metropolitan Development and Housing Agency (herein "Grantor") is a public body and a body corporate and politic organized and existing pursuant to Tennessee Code Annotated Section 13-20-101 et. seq. and the owner of certain real property located in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Land"); and

WHEREAS, Boscobel I, L.P. (herein "Grantee") is a Tennessee limited partnership; and

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of **Seven Hundred Thirty-Eight Thousand One Hundred Eighty-Two and NO/100 DOLLARS ($738,182.00)** 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.

Bill Garrett Davidson County
Batch# 130148 **DEEDWARRSP**
08/16/2018 03:29:14 PM 6 pgs
Fees: $33.00 Taxes: $2,731.27

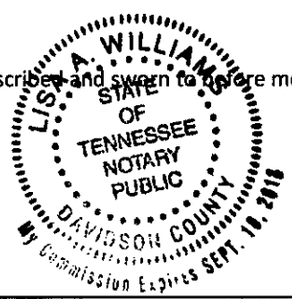


20180816-0081434

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **Seven Hundred Thirty-Eight Thousand One Hundred Eighty Two and No/100 ($738,182.00)**.

Affiant



Subscribed and sworn to before me this 14th day of August, 2018.

Notary Public

My Commission Expires: 9-10-2018

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.

This is unimproved property, located on South Sixth Street, Nashville, Davidson County, Tennessee 37206.

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 15th day of ~~July~~ August, 2018.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and a body corporate and politic organized and existing pursuant to Tennessee Code Annotated Section 13-20-101 et. seq.

By: James E. Harbison
James E. Harbison, Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, V. Jean Merkle, a Notary Public of said County and State, personally appeared James E. Harbison with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Director of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, the within named bargainor, a public body and a body corporate and politic organized and existing pursuant to Tennessee Code Annotated Section 13-20-101 et. seq., and that he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY by himself as Executive Director.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of July, 2018.

V. Jean Merkle
Notary Public

My Commission Expires: 9/7/2021

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

[signature page to Special Warranty Deed]

EXHIBIT A

LEGAL DESCRIPTION OF LAND

Parcel I (093-08-0-022.00 and 093-08-0-023.00):

Tract No. 1:

Being part of Block 18 on the Map of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, in the Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point in the westerly margin of South Sixth Street, at the northeast corner of a part of said lot conveyed to Edward Gordon Strickland and wife, by Deed from Noah L. Perry and wife, on record in Book 1537, Page 639, said Register's Office; thence westerly, along Strickland's northerly line, 150 feet to an alley; thence northerly, along the alley, 50 feet; thence easterly 150 feet to the westerly margin of South Sixth Street, thence southerly along said Street, 50 feet to the beginning.

Tract No. 2:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Map of D. B. Cooper's Addition to East Nashville, of record in Book 57, Page 154, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of South 6th Street at the northeast corner of a 50-foot lot conveyed to W. G. Gregory by Deed of record in Book 721, Page 139, said Register's Office, said point being approximately 450 feet south of Mrs. Phelan's southeast corner; thence along Gregory's north line, westerly 150 feet to the easterly margin of an alley; thence with the margin of same, northerly 50 feet to a point at the corner of the property conveyed to J. B. Simpkins and wife, by deed of record in Book 1389, Page 593, said Register's Office; thence with their south line, easterly 150 feet to the westerly margin of South 6th Street; thence with the margin of same, southerly 50 feet to the point of beginning.

Tracts 1 and 2 above being a portion of the same property conveyed to Metropolitan Development Housing Agency by Special Warranty Deed from Woodcock Memorial Baptist Church of Nashville, Tennessee of record in Instrument No. 20171030-0110933, in the Register's Office for Davidson County, Tennessee.

Parcel II (093-08-0-024.00):

Being part of Block 18 on the Map of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of South 6th Street, at the southeast corner of the property conveyed to H. G. McIntyre and wife, by Deed from Herman Davidson and wife, of record Book 664, page 74, said Register's Office said point being 250 feet south of a set rock in what was Mrs. P. D. Phelan's southeast corner; thence westerly 150 feet to a point in the easterly margin of an alley; thence with the margin of said alley southerly 100 feet to a point at the northwest corner of the property conveyed to N. L. Perry and wife by Deed from N. G. Gregory and wife, of record in Book 1312, page 145, said Register's Office; thence with Perry's North line easterly 150 feet to the westerly margin of South 6th Street; thence with the margin of the same northerly 100 feet to the beginning.

Being a portion of the same property conveyed to Metropolitan Development Housing Agency by Special Warranty Deed from Woodcock Memorial Baptist Church of Nashville, Tennessee of record in Instrument No. 20171030-0110933, in the Register's Office for Davidson County, Tennessee.

Parcel III (093-08-0-025.00):

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Beginning at a point in the west margin of Sixth St. 205 feet south of Mrs P D Phelan's SE corner at a set rock in the west margin of Sixth St., thence south with the west margin of Sixth St., 45 ft; thence west 150 feet to an alley; thence north with the east margin of said alley 45 ft to a point 205 ft along said alley, southward from Mrs P D Phelan's south line; thence east to the beginning point. This property being a part of Block 18 Cooper's Addition to East Nashville.

Being the same property as conveyed to the Metropolitan Development and Housing Agency by Special Warranty Deed from Robert H. Braswell of record in Instrument No. 20170627-0064704, in the Register's Office for Davidson County, Tennessee.

Parcel IV (093-08-0-026.00):

Land in Davidson County, Tennessee, being part of Block No. 18 on the Map of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of South 6th Street, at the southeast corner of a part of said Block No. 18 conveyed by W. V. Davidson and wife, Elon Anderton, by deed of record in Book 700, page 64, Register's Office for Davidson County, Tennessee, being 160 feet southerly from a set rock or Mrs. P. D. Phelan's southeast corner; thence westerly and with Anderton's south line, 150 feet to the easterly margin of an alley; thence southerly with the easterly margin of said alley; 45 feet to the northwest corner of a part of Block No. 18 conveyed by Norman N. Davidson and wife, to N. C. McIntyre and wife, by deed of record in Book 664, page 74, Register's Office for Davidson County, Tennessee; thence easterly with McIntyre's north line, 150 feet to the westerly margin of South 6th Street; thence northerly with the westerly margin of said street, 45 feet to the beginning.

Being the same property conveyed to the Metropolitan Housing and Development Agency by Warranty Deed from John K. Frazier of record in Book 11409, page 54, Register's Office for Davidson County, Tennessee.

Parcel V (093-04-0-078.00):

Land in Davidson County, Tennessee, being part of Block No. 18 (also referred to as Lot No. 18) on the Map of D. B. Cooper's Addition to East Nashville, as of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee.

Said property fronts 160 feet on the easterly side of South 6th Street and runs back between parallel lines 150 feet to an alley.

A portion of the above described property being the same property conveyed to Metropolitan Housing and Development Agency by Warranty Deed from Harold E. West and wife, Mary Anna West, of record in Book 6888, page 862, and re-recorded in Book 6911, page 631, and by Warranty Deed from Lofton Cunningham, Jr., of record in Book 6745, page 51, 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 2018 and subsequent years, a lien, but not due or payable until October 1, 2018.

2. Agreement for Dedication of Public Right-of-Way of record in Instrument 20180525-0050292, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20171030-0110933, said Register's Office.

4. Matters shown on the Consolidation Plat of CAYCE PLACE BOSCOBEL 1, AREA A4, formerly portions of Block No. 18 of D.B. Cooper's Addition to East Nashville, Plat Book 57, Page 154, of record in Instrument No. 20180730-0073827, said Register's Office.