Karen Y Johnson Davidson County
Batch# 137863 DEEDWARRSP
09/07/2018 10:18:30 AM 5 pgs
Fees: $28.00 Taxes: $2,035.00
20180907-0088708

True Copy Certification

I, Nancy K. Landmark, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Nancy K. Landmark
Signature

State of Minnesota

County of Hennepin

Personally appeared before me, Gale Larson, a notary public for this county and state, Nancy K. Landmark, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gale E. Larson
Notary's Signature

My Commission Expires: 1/31/2020
Notary' Seal (if on paper)

GALE E. LARSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2020

RETURN TO:
Commercial Partners Title
200 S. Sixth Street
Minneapolis, MN 55402

201809070088708

52785 2 of 5

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Nashville Leased Housing Associates I, Limited Partnership 2905 Northwest Blvd., Suite 150 Plymouth, MN 55441	050-00-0-105.00	Same as New Owner
This instrument prepared by: Winthrop & Weinstine, P.A. (JMS), 225 S. Sixth Street, Minneapolis, MN 55402		

SPECIAL WARRANTY DEED

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, **DAVID R. HEMPHILL AND LEAH J. HEMPHILL**, husband and wife (collectively, the "**Grantor**"), have bargained and sold, and by these presents do transfer and convey to **NASHVILLE LEASED HOUSING ASSOCIATES I, LIMITED PARTNERSHIP**, a Minnesota limited partnership (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is unimproved property located at 3474 Dickerson Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.

Affiant

Subscribed and sworn to before me this 4 day of September, 2018.

Brandy Gomaz
Notary Public
My Commission Expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

7/3805828.1

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 4 day of September, 2018.

GRANTOR:

By: _____
Name: David R. Hemphill

By: _____
Name: Leah J. Hemphill

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David R. Hemphill and Leah J. Hemphill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 4 day of September, 2018.

Brandy Gomaz
Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-5-21

Exhibit A
Property

Land in the 12th Civil District of Davidson County, Tennessee, on the westerly side of Dickerson Pike, being more fully described as follows:

Beginning at a point in the westerly right-of-way of Dickerson Pike, said point being the Southeast corner of Lot #3 of twenty-three (23) acres described in Book 5382, Page 476, R.0.D.C.

Thence with the Southerly margin of Lot #3 South 86°05'02" West, 300 feet to an iron pin;

Thence leaving the said margin of Lot #3 North 17°01'10" West, 200 feet to an iron pin;

Thence North 86°05'02" East, 300 feet to an iron pin in the Westerly margin of Dickerson Pike;

Thence with said Westerly Margin South 17°01'10" East, 200 feet to the point of beginning.

The above described tract contains 1.38 acres, more or less.

Being the same property conveyed to DAVID R. HEMPHILL AND WIFE, LEAH J. HEMPHILL, by deed from JOEL W. HEMPHILL AND WIFE, LABREESKA R. HEMPHILL, of record in Book 5650, page 143, dated September 8, 1980, said Register's Office.

Exhibit B
Permitted Encumbrances

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6740, page 991, said Register's Office.

2. Temporary Construction Easement and Permanent Utility and Storm Drainage Easement of record as Instrument No. 20070131-0012678, said Register's Office.

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