Karen Y Johnson Davidson County
Batch# 167580 DEEDQC
11/27/2018 03:49:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20181127-0115768

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $00.00. EXEMPT

Brandy Gomany
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2018.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

ADDRESS NEW OWNER:	MAP/PARCEL	FORMER MAP/PARCEL	SEND TAX BILLS TO:
Metropolitan Development and Housing Authority ATTN: James E. Harbison, Executive Director 701 South Sixth Street Nashville, Tennessee 37206		050-00-0-105.00	Same as New Owner
	This instrument prepared by: Winthrop & Weinstine, P.A. (SDJ), 225 S. Sixth Street, Minneapolis, MN 55402		

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of creating a single tax parcel, we

NASHVILLE LEASED HOUSING ASSOCIATES I, LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP

By these presents do remise, release and QUITCLAIM unto

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, A PUBLIC BODY AND BODY CORPORATE AND POLITIC ORGANIZED AND EXISTING PURSUANT TO TENNESSEE CODE ANNOTATED SECTIONS 13-20-101 ET SEQ.

all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See attached Exhibit A.

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

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of November, 2018.
16373871v3

GRANTOR:

NASHVILLE LEASED HOUSING ASSOCIATES I, LIMITED PARTNERSHIP, a Minnesota limited partnership

By: Nonprofit Housing Preservation XII, LLC, a Tennessee non-profit limited liability company
Its: General Partner

By: _____
Hugh Jacobs
Its: Vice President

STATE OF FLORIDA)
) ss.
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 16th day of November, 2018, by Hugh Jacobs, the Vice President of Nonprofit Housing Preservation XII, LLC, a Tennessee non-profit limited liability company, the general partner of Nashville Leased Housing Associates I, Limited Partnership, a Minnesota limited partnership, on behalf of the same.

WITNESS my hand and seal at office in Riviera Beach Florida, this the 16th day of November, 2018.

_____
Notary Public

LORA LEE LEICHT
MY COMMISSION # FF 927562
EXPIRES: October 14, 2019
Bonded Thru Budget Notary Services

My Commission Expires: October 14, 2019

Exhibit A

Legal description

Being a tract of land lying in the 3rd District of Davidson County, Nashville, Tennessee. Bounded on the east by the western Right-of-Way (ROW) of Dickerson Road, by Lot 1 of Due West Commercial Area as recorded in Plat Book 6200, Page 976 Register's Office of Davidson County, Tennessee (RODC), and by Lots 1 and 2 of J & G Associates Subdivision as recorded in Plat Book 7900, Page 890 RODC; on the south by Lot 1 of Nashville Commons, First Revision, Re-Subdivision of Lot 2A as recorded in Instrument Number 201005210039251 RODC, and by Lot 2B of Nashville Commons, First Revision as recorded in Instrument Number 200802280019514 RODC; on the west and north by Sallie R. Hicks Family, LLC as recorded in Instrument Number 200704050041308 RODC; and on the north by Lots A & B of John T. Benson Subdivision as recorded in Plat Book 4350, Page 60 RODC. Tract being more particularly described as follows:

POINT OF BEGINNING being an iron rod with an unreadable cap lying on the western ROW of said Dickerson Road and being the southeast corner of said Lots A & B of John T. Benson Subdivision; thence with the western ROW of said Dickerson Road, South 06°20'52" East 71.26 feet to a PK nail; thence leaving said ROW with the northern boundary line of said Lot 1 of Due West Commercial Area along a curve to the left having a length of 33.74 feet, a radius of 25.00 feet, a central angel of 77°19'16", and having a chord bearing and distance of North 45°23'53" West 31.24 feet to an iron rod with RLS 1465 cap; thence North 84°03'31" West 280.00 feet to a 5/8" iron rod; thence with the western boundary line of said Lot 1 of Due West Commercial Area, South 06°50'00" East 150.18 feet to a ½" iron rod; thence with the western boundary line of said Lots 1 and 2 of J & G Associates Subdivision, South 06°50'13" East 454.61 feet to a ½" iron rod; thence with the southern boundary line of said Lot 2 of J & G Associates Subdivision, South 83°45'59" East 299.42 feet to a point lying on the western ROW of said Dickerson Road; thence with the western ROW of said Dickerson Road, South 06°45'02" East 198.50 feet to a point; thence with the northern boundary line of said Lot 1 of Nashville Commons, First Revision, Re-Subdivision of Lot 2A, North 83°58'57" West 299.44 feet to a 3/8" iron rod; thence North 83°26'47" West 69.15 feet to a 5/8" iron rod; thence continuing with the northern boundary line of said Lot 1 of Nashville Commons, First Revision, Re-Subdivision of Lot 2A and with the northern boundary line of said Lot 2B of Nashville Commons, First Revision, North 83°49'56" West 955.28 feet to a ¾" iron rod; thence with the eastern and southern boundary lines of said Sallie R. Hicks Family, LLC for the following three (3) calls; North 06°48'11" East 502.63 feet to a ½" iron rod; thence North 67°06'18" East 679.17 feet to a 3/8" iron rod; thence South 84°03'38" East 20.61 feet to a ¾" iron rod; thence with the southern boundary line of said Lots A & B of John T. Benson Subdivision, South 84°03'50" East 513.18 feet to the point of beginning.

Tract contains 745,363 square feet, or 17.11 acres.

Being the same property conveyed to NASHVILLE LEASED HOUSING ASSOCIATES I, LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP, by Quitclaim Deed from NASHVILLE LEASED HOUSING ASSOCIATES I, LIMITED PARTNERSHIP A MINNESOTA LIMITED PARTNERSHIP, of record as Instrument No. 20181102-0108834, dated November 1, 2018, said Register's Office. For further reference see deeds of record as Instrument No. 20180907-0088708, Instrument No. 20180907-0088709, Instrument No. 20180907-0089040 and Instrument No. 20180907-0089041, said Register's Office.