Karen Johnson Davidson County
Batch# 230242 DEEDWARRSP
05/15/2019 02:43:30 PM 6 pgs
Fees: $33.00 Taxes: $4,810.00
20190515-0045878

This Instrument Prepared By:

William T. Costolo, Esq.
Nelson Mullins Broad and Cassel
390 N. Orange Avenue
Orlando, Florida 32801

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2019.

Notary Public

My commission expires: 5.5.20

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.:
Urban Housing Solutions, Inc. 822 Woodland Street Nashville, TN 37206	SAME	081-06-0384.00

THIS INDENTURE, made and executed this 15th day of May, 2019, by MILLENNIUM APARTMENTS L.P., a Tennessee limited partnership ("Grantor"), whose mailing address is c/o JDF LLC, 777 West Putnam Avenue, Greenwich, Connecticut 06830, to URBAN HOUSING SOLUTIONS, INC., a Tennessee non-profit corporation ("Grantee"), whose mailing address is 822 Woodland Street, Nashville, TN 37206-3720.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in the County of Davidson, State of Tennessee (the "Property") which is more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Parcel Identification Number: 08106038400

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2018, and those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof, provided that this reference shall not serve to reimpose same.

[*Signatures on Following Page*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year set forth above.

Signed, sealed, and delivered
in the presence of:

Print Name: Pamela Bowser

Print Name: Jennifer Rohr

MILLENNIUM APARTMENTS L.P., a Tennessee limited partnership

By: Replacement GP LLC, a New York limited liability company, its general partner

By: _____
Brian Myers
Executive Vice President

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

The foregoing instrument was acknowledged before me this 14th day of May, 2019, by Brian Myers, as Executive Vice President of Replacement GP LLC, a New York limited liability company, as general partner of Millennium Apartments L.P., a Tennessee limited partnership, on behalf of the company and the partnership. He is personally known to me or has produced N/A as identification.

Notary Public, State of Connecticut
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Ann H Mc Guire
Notary Public, State of Connecticut
My Commission Expires January 31, 2023

4813-9718-8759 3
150677/00136

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision Plat of Lot 1 Fryer Subdivision and of Lot 2 J.P. Baltz Tract, of record in Instrument No. 20020422-0049602, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Millennium Apartments, L.P., a Tennessee limited partnership by deed from Low Income Housing Partners #2, L.L.C., a Tennessee limited liability company of record in Instrument No. 20001127-0115986, Register's Office for Davidson County, Tennessee and by deed from Northwest Congregation of Jehovah's Witnesses, of record in Instrument No. 20020524-0063727, Register's Office for Davidson County, Tennessee. The said Millennium Apartments, L.P., a Tennessee limited partnership, and Millennium Apartments L.P., a Tennessee limited partnership, are one and the same.

Exhibit "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.
2. Metro or special taxes and assessments required to be paid in the year 2019 and subsequent years, a lien not yet due and payable.
3. Matters shown on the Plan of record in Instrument No. 20020422-0049602, Register's Office for Davidson County, Tennessee.
4. Access Easement conveyed by Northwest Congregation of Jehovah's Witness to Millennium Apartments, L.P., of record at Instrument No. 20010427-0042772, Register's Office for Davidson County, Tennessee.
5. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits, of record in Instrument No. 20021220-0157467, Register's Office for Davidson County, Tennessee, as amended and restated of record in Instrument No. 20030212-0019385, and re-recorded at Instrument 20030219-0021406, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20020227-0024967, Register's Office for Davidson County, Tennessee.
7. Right of way easement retained in Council Bill 086-1489 (Metro Ordinance 86-10000732).

True Copy Certification

I, Catherine H. Gwyn, 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.

Signature

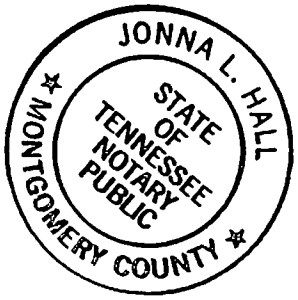
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal



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