Karen Johnson Davidson County
Batch# 307224 DEEDWARRSP
10/28/2019 03:35:35 PM 9 pgs
Fees: $48.00 Taxes: $6,582.71
20191028-0110476

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
WCO Housing Ventures, LLC	WCO Housing Ventures, LLC	
118 16th Avenue South	118 16th Avenue South	16400017400
Suite 200	Suite 200	16400030400
Nashville, Tennessee 37203	Nashville, Tennessee 37203	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Seven Hundred Seventy-Nine Thousand One Hundred Ten and No/100 Dollars ($1,779,110.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 25th day of October, 2019.

Notary Public

My Commission Expires: January 6, 2020

THOMAS J. CARTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

For and in consideration of the sum of One Million Seven Hundred Seventy-Nine Thousand One Hundred Ten and No/100 Dollars ($1,779,110.00), the receipt and sufficiency of which are hereby acknowledged, Belz/Becker-Lewis-Shlenker Properties, a Tennessee joint venture ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto

WCO Housing Ventures, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Antioch, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is unimproved property located in Antioch, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Property Addresses:

16400017400 – 0 Hobson Pike, Antioch, TN 37013
16400030400 – 0 Murfreesboro Pike, Antioch, TN 37013

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 24th day of October, 2019.

GRANTOR:

BELZ/BECKER-LEWIS-SHLENKER PROPERTIES, a Tennessee joint venture

By: Belz Investco GP
By: URCO, Inc., its Managing Partner

By: _____
Jimmie D. Williams, Senior Vice President

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, JIMMIE D. WILLIAMS, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the SENIOR VICE PRESIDENT of URCO, Inc., a Tennessee corporation, managing partner of BELZ INVESTCO GP, a Tennessee general partnership, the within named bargainor, and that he as such SENIOR VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing for URCO, Inc., as managing partner of BELZ INVESTCO GP by himself as SENIOR VICE PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL, the 24th day of October, 2019.

_____
NOTARY PUBLIC

SANDRA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. OCT. 03, 2020

My Commission Expires: _____

Witness my hand this 24 day of October, 2019.

GRANTOR:

BELZ/BECKER-LEWIS-SHLENKER PROPERTIES

By: Goldeneye Partners II, LTD.
By: Goldeneye, Inc., its General Partner

By: _____
Barry M. Lewis, President

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named BARRY M. LEWIS, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the PRESIDENT of GOLDENEYE, INC., general partner of GOLDENEYE PARTNERS II, LTD., the within named bargainor, and that he as such PRESIDENT executed the foregoing instrument for the purposes therein contained, by signing for GOLDENEYE, INC., as general partner of GOLDENEYE PARTNERS II, LTD., by himself as PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL, the 24 day of October, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 2·8·21

NICOLE ANN THOMPSON
Notary Public, State of Texas
Comm. Expires 02-08-2021
Notary ID 130998857

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by Parrish-Ragan, Inc., Job No. 72-117, dated June 29, 1972, as follows:

Beginning at a concrete monument on the southerly margin of Murfreesboro Road, U.S. 41 & 70S, said concrete monument being on common line between aforesaid property and Section One, Mount View Shopping Center as of record in Book 4350, page 112, R.O.D.C., Tennessee, thence; leaving said margin on common line S 54° 07' W a distance of 342.3 feet to an existing iron pin, thence; S 38° 54' E a distance of 370.9 feet to an iron pin on westerly margin of existing Old Hickory Boulevard, thence; with said margin S 45° 23' W a distance of 48.3 feet to an iron pin, thence; S 51° 06' W a distance of 324.8 feet to a point, thence; with a 1205.9 foot radius curve to left having an arc length of 131.8 feet to a point, thence; S 49° 00' W a distance of 53.0 feet to an iron pin, thence; with a 1210.9 foot radius curve to the left having an arc length of 158.5 feet to a point, thence; S 38° 59' W a distance of 53.2 feet to an iron pin, thence; with a 1215.9 foot radius curve to the left having an arc length of 21.5 feet to an iron pin, thence; leaving the margin of existing Old Hickory Boulevard on common line between aforesaid property and now or formerly Evelyn A. and V. J. Johnson, Jr., N 85° 25' W a distance of 220.7 feet to a point, thence; N 85° 58' W a distance of 508.7 feet to a point, thence; N 85° 43' W a distance of 490.9 feet to a point, thence, N 83° 08' W a distance of 435.5 feet to an existing iron pin, thence; on common line between the aforesaid property J. E. Thompson property, N 06° 10' E a distance of 1038.3 feet to an iron pin, thence; on common line between aforesaid property and now or formerly Charles A. Yancy property and now or formerly Clayton O. Smith et ux property, N 75° 27' E a distance of 1634.7 feet to an iron pin on the southerly margin of Murfreesboro Road, U.S. 41 & 70S, thence; with said margin S 46° 40' 30" E a distance of 643.6 feet to an iron pin, thence; with a 3770.0 foot radius curve to the right having an arc length of 94.49 feet to a point, thence; S 35° 53' E a distance of 55.0 feet to the point of beginning.

Being part of the property conveyed to Belz-McDowell Properties, a Joint Venture by deed of record in Book 4713, page 303, in the Register's Office for Davidson County, Tennessee. By Memorandum of Amended and Restated Joint Venture Agreement of record in Book 6550, page 837, filed in the Register's Office for Davidson County, Tennessee, Belz/Becker-Lewis-Shlenker Properties succeeded to the interest of Belz-McDowell Properties.

Tract 2:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being described according to a survey made by Shanklin Engineering, dated July 20, 1971, described as follows:

BEGINNING at a point in the westerly margin of Hobson Pike, said point being the southeast corner of the Garland Turner, Trustee property of record in Book 4023, page 979, Register's

Office for Davidson County, Tennessee; thence N 86° 03' W 719.86 feet to a point; thence N 84° 18' W 932.95 feet to a point; thence N 87 ° 33' W 853.98 feet to an iron pin; thence S 2° 28' W 1212.99 feet to an iron pin; thence N 86° 46' W 1470.60 feet to an iron pin; thence S 1° 14' W 1379.78 feet to an iron pin; thence S 54° 29' E 957.17 feet to an iron pin; thence S 85° 45' E 634.53 feet to a stone; thence N 3° 49' E 522.85 feet to a monument; thence N 3° 05' E 992.41 feet to an iron pin; thence N 74° 23' E 1467.60 feet to an iron pin; thence S 86° 51' E 773.17 feet to an iron pin; thence S 3° 37' W 129.63 feet to an iron pin; thence S 58° 22' E 156.37 feet to a monument in the westerly margin of Hobson Pike; thence with the westerly margin of said Pike, N 6° 21' E 209.00 feet to a point; thence continuing with the westerly margin of said Pike N 1° 09' E 100.5 feet to a point; thence continuing with the westerly margin of said Pike N 6° 52' E 490.58 feet to a point; thence continuing with the westerly margin of said Pike 167.77 feet to a point; thence continuing with the westerly margin of said Pike 106.11 feet to a point; thence continuing with the westerly margin of said Pike 237.56 feet to the point of beginning.

Being part of the property conveyed to Belz-McDowell Properties, a Joint Venture by deed of record in Book 4699, page 101, in the Register's Office for Davidson County, Tennessee. By Memorandum of Amended and Restated Joint Venture Agreement of record in Book 6550, page 837, filed in the Register's Office for Davidson County, Tennessee, Belz/Becker-Lewis-Shlenker Properties succeeded to the interest of Belz-McDowell Properties.

Less and except the following parcels:

That property conveyed by Belz/Becker-Lewis-Shlenker Properties to Continental 193 Fund, LLC, a Wisconsin limited liability company, by deed filed for record as Instrument No. 20070423-0048120, in the Register's Office for Davidson County, Tennessee;

That property conveyed by Belz/Becker-Lewis-Shlenker Properties to ECG Mountain Springs, LLC, a Tennessee limited liability company, by deed filed for record as Instrument No. 20180215-0015090, in the Register's Office for Davidson County, Tennessee;

That property conveyed by Belz/Becker-Lewis-Shlenker Properties to the Metropolitan Government of Nashville and Davidson County, by deed filed for record as Instrument No. 20110718-0054865, in the Register's Office for Davidson County, Tennessee;

That property conveyed by Belz/Becker-Lewis-Shlenker Properties to TWD I Partnership, a Texas general partnership, by deed filed for record as Instrument No. 20040227-0022428, in the Register's Office for Davidson County, Tennessee;

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 16400030400 and 16400017400.

2. All matters shown on the Plan of record as Instrument Number 20070423-0048112 and Surveyors Certificate of Street Name Change of Record in Instrument Number 20080527-0053504 and Instrument Number 20151007-0102177, Register's Office of Davidson County, Tennessee.

3. Right of Way Easement to Colonial Pipeline Company of record in Book 4578, page 371, Register's Office for Davidson County, Tennessee.

4. Easements for trimming and cutting trees to Southern Bell Telephone and Telegraph Company of record in Book 1113, Page 528, Register's Office for Davidson County, Tennessee.

5. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1237, Page 149, and Book 1083, Page 273, Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 2007216-0019976, Register's Office for Davidson County, Tennessee.

7. Terms and conditions contained in Monument Sign Easement of record in Instrument Number 20070423-0048125 and Instrument Number 20070423-0048126, Register's Office for Davidson County, Tennessee.

8. Easement to American Telephone and Telegraph Company of record in Book 1224, Page 261, Register's office for Davidson County, Tennessee.

9. Right of Way easement of record in Book 3619, Page 533, and Book 3616, Page 453 with a Partial Release of Right of Way and Supplemental Agreement of record in Book 4542, Page 131, Register's Office for Davidson County, Tennessee.

10. Stormwater Detention Agreement of record in Instrument Number 20030902-0126875, Register's Office for Davidson County, Tennessee.

11. Grant of Transmission Line Easement of record in Instrument Number 20070614-0071446, Register's Office for Davidson County, Tennessee.

12. Commercial Sign Easement of record in Instrument Number 20070423-0048127, Register's Office for Davidson County, Tennessee.

13. Temporary Construction Access Easement of record in Instrument Number 20070423-0048124, Register's Office for Davidson County, Tennessee.

14. Cross Access Easement Agreement of record in Instrument Number 20070423-0048123, Register's Office for Davidson County, Tennessee.

15. Perpetual Easement for Construction and Maintenance of Transmission lines of record in Book 4417, Page 692, Register's Office for Davidson County, Tennessee.

16. Easement for Transmission line of record in Book 2400, Page 66 and Book 4425, Page 582, Register's Office for Davidson County, Tennessee.

17. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070216-0019976, Register's Office for Davidson County, Tennessee.

18. Easement as set out in Judgement for the taking in Book 11335, Page 609 and Instrument Number 20021017-0127752, Register's Office for Davidson County, Tennessee.

19. Easement Deed by Court order as set out in Instrument Number 20120228-0017172, Register's Office for Davidson County, Tennessee.

20. Right of Way Agreement of record in Book 5909, Page 918, Register's Office for Davidson County, Tennessee.

21. Storm Water Detention Agreement of record in Instrument Number 20030902-0126875, Register's Office for Davidson County, Tennessee.

22. Easements of record in Book 3570, Page 13; Book 3571, Page 599 and Book 1224, Page 261; and Book 2400, Page 55, Register's Office for Davidson County, Tennessee and including the charter right of way of L&N Railroad.

23. Declaration of Taking by the TVA of record in Book 8537, Page 121 and Book 8660, Page 580, Register's Office for Davidson County, Tennessee.

24. Easements to Comcast and Tennessee Telephone Company of record in Instrument Number 20080812-0083041 and Instrument Number 20081014-0103420, Register's Office for Davidson County, Tennessee.

25. Easement to the TVA of record in Book 4425, Page 582, and Book 2346, Page

378, Register's Office for Davidson County, Tennessee.

26. Easement of record in Book 4699, Page 101, Register's Office for Davidson County, Tennessee.
27.