Karen Johnson Davidson County
Batch# 337104 DEEDWARRSP
01/02/2020 09:19:15 AM 4 pgs
Fees: $23.00 Taxes: $17,020.00
20200102-0000133

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Hazelwood Apartments, GP P.O. Box 60736 Nashville, TN 37206	Map/Parcel No. 117 04 0 421.00	Hazelwood Apartments, GP P.O. Box 60736 Nashville, TN 37206
This instrument prepared by: Michael Noble, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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, WEST TOWN JOINT VENTURE, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents transfers and conveys to HAZELWOOD APARTMENTS GP, a Tennessee General Partnership (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

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

This is improved property located at 2820 Hazelwood Drive, Nashville, Tennessee 37212.

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

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, through or under Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $4,600,000.00.

Affiant

Subscribed and sworn to before me this 30th day of December, 2019.

Notary Public
My Commission Expires:

DANA C. HARLOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. April 25, 2020

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30TH day of December, 2019.

GRANTOR:

WEST TOWN JOINT VENTURE
A Tennessee general partnership

By: X Connie Daugherty
Name: Connie Daugherty
Title: General Partner

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Lisa C. Woodruff, the undersigned, a Notary Public in and for said County and State aforesaid, X Connie Daugherty who is the General Partner of WEST TOWN JOINT VENTURE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes contain therein, in his capacity as the General Partner of the partnership.

WITNESS my hand and seal at office in Nashville, TN, on this the 30th day of December, 2019.

Lisa C Woodruff
Notary Public

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JULY 12, 2022

Exhibit A

Legal Description

Land lying in Davidson County, Tennessee, being shown as 2.96 acres on the subdivision of Lots 273 through 279, and that of Altura Place lying between lots 275 and 276 as closed by instrument of record in Book 2996, Page 419, in the Register's Office of Davidson County, Tennessee, and described as follows:

BEGINNING at a concrete monument at the southeast comer of the property described herein, and being in the north margin of Rosewood Avenue and also the southwest comer of Lot 272 on Belmont Land Company's Plan of record in Plat Book 421, Page 34, in the Register's Office of Davidson County, Tennessee; thence with the northerly margin of Rosewood Avenue North 85 degrees 54 minutes 00 second West 732.69 feet to the beginning of a curve having a radius of 25.00 feet; thence Northwestwardly around said curve a distance of 38.23 feet to the end of the curve at a point in the easterly margin of Hazelwood Drive; thence continuing with said margin North 01 degree 43 minutes 16 seconds East 125.06 feet to a point, the beginning of a curve having a radius of 20.00 feet; thence Northeastwardly around said curve a distance of 32.25 feet to a point in the southerly margin of a fifteen foot alley; thence with the southerly margin of said alley South 85 degrees 54 minutes 00 second East 742.57 feet to a concrete monument, the northeast comer of the herein described property and the northwest corner of Lot 272, described above; thence with the east line of the herein described property, and the west line of Lot 272, South 03 degrees 59 minutes 56 seconds West 169.74 feet to the beginning and containing 2.96 acres, according to survey by David P. Brackman, Tennessee R.L.S. No. 1684, Brackman Land Surveying, 1707 Gale Lane, Nashville, Tennessee, 37212, dated January 5, 2019, File No. 19-WESTTOWN.

Being the same property conveyed to West Town Joint Venture, by deed from Rosewood Hazelwood Partners, a joint venture composed of Carroll J. Bourg and wife, Karen E. Bourg, Joseph A. Daugherty and wife, Connie Daugherty, John William Myers, Jr., and wife, Bonnie Brown Myers, Andrew J. Shookhoff and wife, Eva Sochorova, Robert S. Withman, Mary K, Myers, Patsy S. Simkins, Marijo Van Heltebrake, and Thomas L. Whitman and wife, Kathryn A. Whitman, dated January 19, 1995, and of record in Book 9575, Page 277, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2020, a lien, but not yet due and payable.
2. All matters shown on plat(s) of record in Book 4470, Page 184, in the Register's Office of Davidson County, Tennessee.
3. Easement to State of Tennessee contained in Deed of record in Book 5877, Page 215, in the Register's Office of Davidson County, Tennessee.
4. Easement(s) to State of Tennessee contained in Deed of record in Book 6348, Page 961, in the Register's Office of Davidson County, Tennessee.
5. Easements, restrictions and covenants set forth in Agreed Order of record in Book 7201, Page 413; as amended in Book 7556, Page 767, in the Register's Office of Davidson County, Tennessee.
6. Rights and easements pertaining to road closure and abandonment set forth in instrument of record in Book 2996, Page 419, in the Register's Office of Davidson County, Tennessee.
7. Terms and provisions of Charter of West Town Homeowners' Association of record in Book 6736, Page 156, in the Register's office of Davidson County, Tennessee.
8. Easement and encroachment contained in Deed of record in Book 9575, Page 277, in the Register's Office of Davidson County, Tennessee.
9. Rights of others in and to the Alley contiguous to the land.
10. That portion of the land embraced within the bounds of any public road or thoroughfare.
11. Rights of parties in possession not shown by the Public Records.
12. The standard or printed exceptions in the standard form of ALTA owner's policy of title insurance.
13. Such matters as would be disclosed by a current and accurate survey and inspection of the property.
14. The lien for taxes not due and payable on or before the Closing Date.
15. Zoning ordinances affecting the property.
16. All easements, covenants, restrictions, reservations, rights-of-way and other similar matters of record as of November 15, 2019.
17. Rights of parties in possession under existing leases.
18. The state of compliance of the property as of November 15, 2019, with any laws, codes, ordinances, rules, regulations or private restrictive covenants applicable to or affecting the property.