Karen Johnson Davidson County
Batch# 413318 DEEDWARRSP
06/10/2020 03:07:39 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20200610-0059576

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.
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq., Grantee	METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq., Grantee	071-01-016.00 071-01-017.00 071-01-018.00 071-01-019.00 071-01-020.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Million and No/100 Dollars ($3,000,000.00)(EXEMPT).

ANN MARIE CHARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of June, 2020.

Notary Public

My Commission Expires: 8-22-2020

For and in consideration of the sum of Three Million and No/100 Dollars ($3,000,000.00), the receipt and sufficiency of which are hereby acknowledged, North Lights, LLC, a Tennessee limited liability company as to a 59% undivided interest as Tenant in Common, Mary Margaret Wester, Trustee of the Mary Margaret Wester Trust as to a 32.2%

undivided interest as Tenant in Common, Trey Cain, Trustee of the Lemons and Lemonade Education Trust 2015*4 as to a 5.4% undivided interest as Tenant in Common, and Trey Cain, Trustee of the Sisters of the BVM 2011*8 Retired Senior Sisters Trust as to a 3.4% undivided interest as Tenant in Common (collectively the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. § 13-20-101, et seq. ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located on Old Matthews Road, Nashville, 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.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 9 day of June, 2020.

GRANTOR:

NORTH LIGHTS, LLC, a
Tennessee limited liability company

By: Robert Eddy
Robert Eddy, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Brian Hurst, a Notary Public of said County and State, personally appeared Robert Eddy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of North Lights, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and seal, at Office in Brentwood, TN, this 9 day of June, 2020.

Notary Public

My Commission Expires: 7-6-2020

[ADDITIONAL SIGNATURE PAGE ON FOLLOWING PAGE]

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

GRANTOR:

Mary Margaret Wester

Mary Margaret Wester, Trustee of
the Mary Margaret Wester Trust

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Brian Hurst, a Notary Public of said County and State, Mary Margaret Wester, Trustee of the Mary Margaret Wester Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Brentwood TN, this 9 day of June, 2020.

Notary Public

My Commission Expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

[ADDITIONAL SIGNATURE PAGE ON FOLLOWING PAGE]

Witness my hand this 9th day of June, 2020.

GRANTOR:

Trey Cain, Trustee of the Lemons and Lemonade Education Trust 2015*4

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Brian Hurst, a Notary Public of said County and State, Trey Cain, Trustee of the Lemons and Lemonade Education Trust 2015*4, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Brentwood, TN, this 9th day of June, 2020.

Notary Public

My Commission Expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

[ADDITIONAL SIGNATURE PAGE ON FOLLOWING PAGE]

Witness my hand this 9th day of June, 2020.

GRANTOR:

Trey Cain, Trustee of the Sisters of the BVM 2011*8 Retired Senior Sisters Trust

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Brian Hurst, a Notary Public of said County and State, Trey Cain, Trustee of the Sisters of the BVM 2011*8 Retired Senior Sisters Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Brentwood, TN, this 9th day of June, 2020.

Notary Public

My Commission Expires: 7-6-2020

BRIAN HURST
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land situated in the 1st Civil District, 2nd Councilmanic District of Nashville Davidson County, Tennessee, and described according to a survey made by Timothy Mark Donlon, TRLS# 2297, of Donlon Land Surveying, dated November 6, 2018, last revised January 14, 2020, and more particularly described as follows:

PROPERTY DESCRIPTION:

LOT 2 – NORTH LIGHTS, LLC

BEGINNING AT A CONCRETE MONUMENT FOUND IN THE WESTERLY MARGIN OF OLD MATTHEWS ROAD, SAID MONUMENT BEING THE SOUTHEAST CORNER OF THE PROPERTY OF JAMES E. CLARK, METRO PROPERTY TAX MAP 071-01, PARCEL 015.00, OF RECORD IN BOOK 10375, PAGE 531, IN THE R.O.D.C., TN., AND THE NORTHERNMOST CORNER OF THE NORTH LIGHTS, LLC., ET AL PROPERTY FRONTING ON THE WESTERLY MARGIN OF OLD MATTHEWS ROAD;

THENCE WITH THE WESTERLY MARGIN OF SAID RIGHT-OF-WAY S 09°17'25" E 67.66' TO AN IRON PIN SET;
THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 352.71', A RADIUS OF 3908.09' AND A CHORD BEARING N 07°28'59" W 352.59' TO THE POINT OF COMMENCEMENT;

THENCE WITH THE WESTERLY RIGHT-OF-WAY OF OLD MATTHEWS ROAD THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 35.31', A RADIUS OF 3908.09' AND A CHORD BEARING S 10°19'38" E 35.31' TO A POINT;
THENCE S 06°36'26" E 24.33' TO A POINT;
THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 0.47', A RADIUS OF 3912.50' AND A CHORD BEARING S 12°04'07" E 0.47' TO AN IRON PIN SET;
THENCE LEAVING SAID RIGHT-OF-WAY S 78°07'21" W 565.80' TO AN IRON PIN SET;
THENCE N 37°50'10" W 75.12' TO AN IRON PIN SET;
THENCE N 23°31'22" E 114.30' TO AN IRON PIN FOUND;
THENCE N 07°52'44" W 191.86' TO AN IRON PIN FOUND;
THENCE N 38°07'22" W 214.57' TO AN IRON PIN SET;
THENCE N 84°16'00" E 492.18' TO AN IRON PIN SET;
THENCE S 56°52'39" E 31.80' TO AN IRON PIN SET;
THENCE N 84°40'21" E 79.94'TO AN IRON PIN SET;
THENCE S 09°17'25" E 400.68' TO AN IRON PIN SET;
THENCE N 78°07'21" E 44.00' TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 266,539.46 SQUARE FEET OR 6.12 ACRES MORE OR LESS.

Said tract is also described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of North Lights SP Final Plat, filed for record as Instrument No. 20200122-0007827, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to North Lights, LLC, a Tennessee limited liability

company by Quitclaim Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company filed for record as Instrument No. 20170822-0086030, in the Register's Office for Davidson County, Tennessee.

Being part of the same property whereby North Lights, LLC, a Tennessee limited liability company conveyed a 32.2% interest to Mary Margaret Wester, Trustee of the Mary Margaret Wester Trust, as a Tenant in Common, and conveyed a 67.8% interest to North Lights, LLC, as a Tenant in Common, by Special Warranty Deed filed for record as Instrument No. 20190206-0011429, in the Register's Office for Davidson County, Tennessee. As corrected by Notary Certificate of Correction filed for record as Instrument No. 20200113-0004493, in said Register's Office.

Being part of the same property whereby North Lights, LLC, a Tennessee limited liability company conveyed to Trey Cain, Trustee of the Lemons and Lemonade Education Trust 2015*4, as to a 5.4% undivided interest as Tenant in Common and Trey Cain, Trustee of the Sisters of the BVM 2011*8 Retired Senior Sisters Trust as to a 3.4% undivided interest as Tenant in Common, by Special Warranty Deed filed for record as Instrument No. 20190920-0095937, 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 2020 and subsequent years for Map-Parcel 071-01-0-190.00, a lien not yet due and payable.

2. Subject to the following matters shown on that certain plat entitled North Lights SP Final Plat, dated February 19, 2018, and recorded January 22, 2020, as Instrument No. 20200122-0007827, in said Register's Office:

    a) A 5-foot public utility easement located along that portion of the property which abuts the westerly margin of Old Matthews Road, and

    b) A 25-foot proposed cross access easement for Lot Nos. 1 & 3 along the bulk of the southerly line, and along the easterly line, which turns to the west inside the TVA easement area near the northerly line, before exiting the property into Lot No. 3.

3. Easement granted to Nashville Railway and Light Co. (now TVA) for an electric power transmission line and electric poles of record in Book 701, page 768, in said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6479, page 244, in said Register's Office.