THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JKN)
900 S. Gay Street, Suite 1700
Knoxville, Tennessee 37902

Karen Johnson Davidson County
Batch# 414233 DEEDQC
06/12/2020 03:25:08 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20200612-0060503

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Metropolitan Housing and Development Agency P.O. Box 846 Nashville, Tn. 37202	Same	051-08-0-178.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100th DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 300 E WEBSTER STREET HOLDINGS, L.P., a Tennessee limited partnership (the "Grantor"), hereby quitclaims and conveys to METROPOLITAN HOUSING AND DEVELOPMENT AGENCY, a housing and redevelopment authority organized under the Tennessee Housing Authorities Law, Tenn. Code Ann. §§ 13-20-101, et seq. (the "Grantee"), all of Grantor's interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (the "Property").

Additionally, said property is conveyed subject to matters shown on Exhibit B attached hereto.

[*Signature page follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim Deed as of the ____ day of April, 2019.

GRANTOR:

300 E WEBSTER STREET HOLDINGS, L.P.,
a Tennessee limited partnership

By: 300 E Webster Street Holdings GP, LLC,
its general partner

By: _____ President
Rusty P. Lawrence, President

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for said county and state, personally appeared, Rusty P. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of 300 E Webster Street Holdings GP, LLC, a Tennessee limited liability company, the general partner of 300 E WEBSTER STREET HOLDINGS, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such officer being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as an officer of 300 E Webster Street Holdings GP, LLC, the general partner of 300 E Webster Street Holdings, L.P.

Witness my hand and official seal at office in the aforesaid county, this 11 day of June, ~~2019.~~ 2020.

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/7/21

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer or value of property transferred (whichever is greater) is $10.00.

_____
Affiant

Sworn to and subscribed before me this 11 day of June ~~2019.~~ 2020

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/7/21

EXHIBIT A

Being a parcel of land lying in the 11th Civil District of Davidson County, Tennessee, and being all of Lot 13 and part of Lot 12, Montague Subdivision, as recorded in Book 421, page 129, Register's Office for Davidson County, and being a part of Webster's Resubdivision of Lots 3, 12 and 13 (plat unrecorded) more particularly described according to a survey prepared by Barge, Waggoner & Sumner, Inc., Engineers, dated May 18, 1964, as follows:

Beginning at an iron pin in the center of East Palestine Blvd., 120 feet East of the intersections of the center lines of East Palestine Blvd. and Milliken Bend Road: thence, with the center line of East Palestine Blvd. North 55 deg. 00' West, 147.12 feet to an iron pin; thence North 65 deg. 27' West 422.67 feet to the intersection of the centerline of East Palestine Blvd. with the centerline of Liberty Circle; thence in a northwesterly direction with the centerline of Liberty Circle, along a curve to the left having a radius of 459.84, central angle of 77 deg. 40' 43", long chord of 576.67 feet bearing North 14 deg. 19' 48" West, 623.43 feet to a point: thence leaving Liberty Circle North 21 deg. 37' East 112.24 feet to a point; thence generally downstream with Gibson Creek, South 63 deg. 00' East 127.00 feet to a point; thence South 81 deg. 30' East 240.00 feet to a point: thence South 51 deg. 00' East 51.00 feet to a point: thence South 75 deg. 00' East 269.00 feet to a point; thence North 74 deg. 45' East 156.00 feet to a point: thence South 81 deg. 30' East 149.00 feet to a point; thence South 20 deg. 30' East 56.00 feet to a point; thence South 83 deg. 30' East 121.00 feet to a point; thence leaving Gibson Creek with a wire fence South 35 deg. 15' West 834.00 feet to a point of beginning, containing 12.35 acres, more or less.

Being the same property conveyed to 300 E WEBSTER STREET HOLDINGS, L.P., a TENNESSEE LIMITED PARTNERSHIP, by deed of record as Instrument No. 20180502-0041384 in the Davidson County Register of Deeds Office.

EXHIBIT B

All matters of record.
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