THIS INSTRUMENT PREPARED BY:
Robert R. Campbell, Jr., Esq.
Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL NO.:**
Metropolitan Development & Housing Agency 701 South Sixth Street Nashville, Tennessee 37206	SAME	093-04-0-051.00

Karen Johnson Davidson County
Batch# 418991 **DEEDWARRSP**
06/18/2020 11:14:20 AM 5 pgs
Fees: $27.00 Taxes: $0.00



20200618-0064090

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 considerations, the receipt of which is hereby acknowledged, **H.G. HILL REALTY COMPANY, LLC**, a Tennessee limited liability company (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, a public body and a body corporate and politic organized under the Tennessee Housing Authorities Law, T.C.A. §13-20-141, et seq. (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property located at 600 Shelby Avenue in Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[*signature page follows*]

17 IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the day of June, 2020.

H.G. HILL REALTY COMPANY, LLC,
a Tennessee limited liability company

By: _____
Celeste Patterson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Celeste Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of **H.G. HILL REALTY COMPANY, LLC**, the within named bargainor, a Tennessee limited liability company, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such President.

16th WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this day of June, 2020.

_____
Notary Public

My Commission Expires: 5-2-2022

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

4815-1131-9231

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

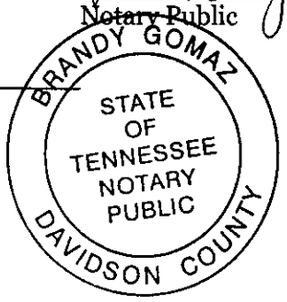
The actual consideration or value, whichever is greater, for this transfer is $1,625,000.00. Grantee is exempt from payment of transfer taxes pursuant to Tenn. Code Ann. § 67-4-409(f)(1).

Yvonne Hall
Affiant

Subscribed and sworn to before me this 17 day of June, 2020.

Brandy Gomaz
Notary Public

My Commission Expires: 7-5-21



4815-1131-9231

EXHIBIT A

TRACT 1:

Land in Davidson County, Tennessee, being Lots 145 and 146, as shown on the map entitled Williams Second Addition to Edgefield (Now East Nashville), of record in Plat Book 21, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to H.G. Hill Company, by deed from George L. Drufenbrock and wife, Bessie Drufenbrock, Andrew Drufenbrock (unmarried) AND Hazel Drufenbrock (unmarried), of record in Book 658, Page 653, dated April 6, 1925, said Register's Office; and being further conveyed from H.G. Hill Company to H.G. Hill Realty Company, LLC by quitclaim deed of record as Instrument No. 202006 18 - 0064089, said Register's Office.

TRACT 2:

Land in Davidson County, Tennessee, being Lots 147 and 148, as shown on the map entitled Williams Second Addition to Edgefield (Now East Nashville), of record in Plat Book 21, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to H.G. Hill Realty Company, by deed from ANNA R. DICKS, of record in Book 1166, Page 215, dated January 30, 1941, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof being the easterly 25 feet of Lot 148, described in the deed of record in Book 1645, Page 537, dated November 12, 1948, said Register's Office.

H.G. HILL REALTY COMPANY was merged into MUSIC CITY INVESTMENT PARTNERS, LLC, pursuant to Certificate of Merger of record as Instrument No. 20050608-0065678, dated June 6, 2005, said Register's Office. MUSIC CITY INVESTMENT PARTNERS, LLC, is now known as H.G. HILL REALTY COMPANY, LLC, pursuant to Articles of Amendment of record as Instrument No. 20050608-0065679, dated June 6, 2005, said Register's Office.

EXHIBIT B

1) General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 093-04-0-051.00, a lien, not yet due and payable.

2) Matters shown on the Plan of record in Plat Book 21, Page 60, Register's Office for Davidson County, Tennessee.

3) Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.