Karen Johnson Davidson County
Batch# 426149 DEEDWARRSP
06/25/2020 10:27:02 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200625-0068669

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	16400017400 16400030400

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)(EXEMPT).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of June, 2020.

Notary Public

ANN MARIE CHARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-22-2020

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, WCO Housing Ventures, LLC, a Tennessee limited liability company (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 Hobson Pike, 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 24th day of June, 2020.

GRANTOR:

WCO HOUSING VENTURES, LLC, a Tennessee limited liability company

By: Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation, its Sole Member

By: _____
Anthony Woodham, Executive Director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Robert Shands, a Notary Public of the County and State aforesaid, certify that Anthony Woodham, either being personally known to me or proven by satisfactory evidence, personally came before me this day and acknowledged that he is the Executive Director of Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation, which is the Sole Member of WCO Housing Ventures, LLC, a Tennessee limited liability company, and that he being authorized to do so, voluntarily executed the foregoing on behalf of said companies for the purposes state therein.

WITNESS my hand and official stamp or seal, this 23rd day of June 2020.

_____
Notary Public

My commission expires: 10/2/23 [Seal]

ROBERT SHANDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

LAND SITUATED IN THE 32ND CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin set with a TN State Plane Coordinate of North 622,940.2667, East 1,788,614.1189, SAID PIN BEING THE WEST CORNER OF NAZIM JAFFER AND RUBINA JAFFER (INSTRUMENT NO. 20100804-0061512, REGISTER'S OFFICE OF DAVIDSON COUNTY, R.O.D.C.) AND BEING ON THE NORTHEAST BOUNDARY LINE OF THE PROPERTY DESCRIBED HERE-ON;

THENCE, ALONG THE SOUTHWEST BOUNDARY OF JAFFER, S 33°9'26" E, for a distance of 370.85 FEET TO AN IRON PIN SET, SAID PIN BEING ALONG THE NORTHWEST RIGHT OF WAY OF HOBSON PIKE AND ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE NORTHWEST RIGHT OF WAY OF HOBSON PIKE, THE FOLLOWING THREE (3) CALLS:

1) S 56°18'25" W, for a distance of 502.07 FEET TO A CONCRETE MONUMENT FOUND;
2) along a curve to the left, having a radius of 1160.46 FEET, an arch length of 268.43 FEET, a delta angle of 13° 15' 12", a chord bearing of S 42°54'47" W, and a chord distance of 267.83 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PREVIOUS BOUNDARY LINE OF BELZ-MCDOWELL PROPERTIES (BOOK 4699, PAGE 101, R.O.D.C.);
3) along a curve to the left, having a radius of 1160.46 FEET, an arch length of 271.98 FEET, a delta angle of 13° 25' 43", a chord bearing of S 29°34'19" W, and a chord distance of 271.36 FEET TO AN IRON PIN SET, SAID IRON PIN BEING ALONG THE CENTER OF A CREEK AND THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, SEVERING THE BELZ-MCDOWELL PROPERTIES AND ALONG THE CENTER OF A CREEK, BEING THE SOUTHERN BOUNDARY OF THIS PROPERTY, THE FOLLOWING FOURTEEN (14) CALLS:

1) N 78°2'10" W, for a distance of 43.36 FEET TO A POINT;
2) S 76°17'35" W, for a distance of 53.79 FEET TO A POINT;
3) S 31°34'14" W, for a distance of 47.22 FEET TO A POINT;
4) S 61°17'35" W, for a distance of 40.87 FEET TO A POINT;
5) N 77°34'25" W, for a distance of 81.75 FEET TO A POINT;
6) S 68°49'7" W, for a distance of 39.77 FEET TO A POINT;
7) S 85°53'4" W, for a distance of 147.71 FEET TO A POINT;
8) S 59°36'39" W, for a distance of 47.08 FEET TO A POINT;
9) S 84°27'58" W, for a distance of 149.95 FEET TO A POINT;
10) S 62°40'59" W, for a distance of 60.22 FEET TO A POINT;
11) N 82°24'21" W, for a distance of 76.46 FEET TO A POINT;
12) S 70°49'40" W, for a distance of 84.75 FEET TO A POINT;

13) N 76°29'46" W, for a distance of 144.04 FEET TO A POINT;
14) N 44°50'45" W, for a distance of 18.07 FEET TO AN IRON PIN SET, SAID IRON PIN BEING ALONG THE SOUTHEAST BOUNDARY LINE OF TRACT 1 SUBDIVISION LINE OF BELZ-MCDOWELL PROPERTIES AND ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG TRACT 1, THE FOLLOWING FOUR (4) CALLS:

1) N 48°0'14" E, for a distance of 159.56 FEET TO AN IRON PIN SET;
2) N 41°42'14" E, for a distance of 932.48 FEET TO AN IRON PIN SET, CROSSING THE PREVIOUS SUBDIVISION LINE OF BELZ-MCDOWELL PROPERTIES AT 450.50 FEET;
3) N 44°27'16" E, for a distance of 837.40 FEET TO AN IRON PIN SET;
4) S 33°9'26" E, for a distance of 324.11 FEET to the POINT OF BEGINNING, CONTAINING 21.560 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES, P.C. ON DECEMBER 2019.

BEING a part of the same property conveyed to WCO Housing Ventures, LLC, a Tennessee limited liability company by deed from Belz/Becker-Lewis-Shlenker Properties , a Tennessee joint venture, of record in Instrument No. 20191028-0110476 in the Register's Office for Davidson County, Tennessee.

And being the same property conveyed to WCO Housing Ventures, LLC, a Tennessee limited liability company by Quitclaim Deed from WCO Housing Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20200106-0001756, 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-Par. 164-00-0-304-00 and Map-Par. 164-00-0-174-00.

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. Easements for Trimming and Cutting Trees granted to Southern Bell Telephone and Telegraph Company of record in Book 1113, page 528, in said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by and between WCO Housing Ventures, LLC and the Metropolitan Government of Nashville and Davidson County and filed for record as Instrument No. 20200505-0047009, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Public Right-of-Way filed for record as Instrument No. 20200520-0052374, in the Register's Office for Davidson County, Tennessee.