THIS INSTRUMENT PREPARED BY:

Marcy E. Shelton
Peaseley & Derryberry PLC
504 Autumn Court, Suite 27
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 542064 DEEDWARRSP
12/23/2020 02:44:30 PM 6 pgs
Fees: $33.00 Taxes: $34,040.00
20201223-0153167

FROM: **FFV PARLIAMENT PLACE, L.P.**, a Tennessee limited partnership
TO: **URBAN HOUSING SOLUTIONS, INC.**, a Tennessee nonprofit corporation

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Urban Housing Solutions, Inc. 822 Woodland Street Nashville, TN 37206	Urban Housing Solutions, Inc. 822 Woodland Street Nashville, TN 37206	107-00-0-133.00

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Nine Million Two Hundred Thousand and No/100 Dollars ($9,200,000.00).

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2020.

Notary Public

My Comm. Expires: 10/2/2023

MELISSA ANN FOSTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Nine Million Two Hundred Thousand and No/100 Dollars ($9,200,000.00), cash in hand paid by the hereinafter named GRANTEE, and

other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **FFV PARLIAMENT PLACE, L.P.**, a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **URBAN HOUSING SOLUTIONS, INC.**, a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as described in **EXHIBIT A** attached hereto (the "Property").

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth in **EXHIBIT B** ("Permitted Encumbrances") attached hereto.

This is improved property commonly known as 831 Glastonbury Road, Nashville, Davidson County, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever, and Grantor further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor other than claims arising out of the Permitted Exceptions, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be effective as of the 22 day of December, 2020.

[Signature appears on separate page]

GRANTOR:

FFV PARLIAMENT PLACE, L.P.,
a Tennessee limited partnership

By: Freeman Webb Investments, Inc.,
a Tennessee corporation,
its general partner

By: _____
William H. Freeman, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William H. Freeman, 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 Freeman Webb Investments, Inc., a Tennessee corporation, the General Partner of FFV Parliament Place, L.P., a Tennessee limited partnership, the within bargainor, and that he as such President of the general partner of the limited partnership, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as the President of the limited partnership's general partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of December, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 3/6/2024

PAULETTE N. WASSEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT A

Legal Description

BEING a 3.61 acre, more or less, tract of land lying in the 16th Councilmanic District of Davidson County, Tennessee, being a portion of Lot Number 1 of Section 3 of Camelot on the Parkway (unrecorded, April 27, 1972), and Lot Number 3 on the Plat of Cambridge Square, of record in Book 6250, page 891, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument lying on the northerly right of way line of Massman Drive, (50 feet right of way) said concrete monument being further described as lying approximately 80 feet from the center line of Glastonbury Road (80 feet right of way); thence in a westerly direction along the northerly margin of Massman Drive around a curve, having a radius of 885.38 feet, to the left a distance of 270.20 feet to a point; thence continuing along the northerly right of way line of Massman Drive around a curve, having a radius of 885.38 feet to the left a distance of 136.46 feet to a point; thence North 66° 50' 51" West a distance of 90.97 feet to a concrete monument; thence leaving the said northerly right of way line of Massman Drive North 7° 02' 15" East a distance of 241.30 feet to a point; thence South 70° 05' 39" East a distance of 308.09 feet to a point; thence South 72° 09' 32" East a distance of 225.41 feet to a point lying on the westerly right of way line of Glastonbury Road; thence along said right of way line of Glastonbury Road around a curve having a radius of 1019.31 feet to the left a distance of 163.61 feet to a concrete monument; thence around a curve having a radius of 210 feet to the right, a distance of 202.72 feet to a concrete monument; thence around a curve having a radius of 40 feet to the right a distance of 62.83 feet to the point of beginning, containing 3.61 acres more or less.

Being the same property conveyed to FREEMAN FLORIDA VENTURE, LTD. D/B/A FREEMAN FLORIDA VENTURE, L.P., by deed from FREEMAN WEBB INVESTMENTS, INC., TRUSTEE, of record in Book 9833, page 819, dated October 19, 1995, said Register's Office.

Further conveyed to FFV PARLIAMENT, L.P., A TENNESSEE LIMITED PARTNERSHIP, by deed from FREEMAN FLORIDA VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP, of record in Instrument No. 20030620-0085799, dated June 19, 2003, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Davidson County taxes for 2020, Map-Par. 107-00-0-133.00, $49,981.71, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2021.

2. Matters shown on the Plan of record in Plat Book 6250, page 891, Register's Office for Davidson County, Tennessee.

3. Easement(s) of record in Book 3165, page 632, Register's Office for Davidson County, Tennessee.

4. Easement(s) retained in deed of record in Book 4346, page 452, Register's Office for Davidson County, Tennessee.

5. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

