Karen Johnson Davidson County
Batch# 613945 DEEDWARRSP
04/13/2021 11:36:30 AM 6 pgs
Fees: $33.00 Taxes: $37,000.00
20210413-0049096

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Urban Housing Solutions, Inc. 822 Woodland Street Nashville, TN 37206	Same	10700007900

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SOUTHWOOD PARK PARTNERS**, a Tennessee general partnership successor-by-merger to Southwood Park Partners, L.P., a Tennessee limited partnership (the "Grantor") has bargained and sold, and hereby transfers and conveys, to **URBAN HOUSING SOLUTIONS, INC.**, a Tennessee non-profit corporation and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 300 Southwood Park Place, Nashville, Tennessee.

Said property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 12 day of April, 2021.

SOUTHWOOD PARK PARTNERS,
a Tennessee general partnership

By: _____
Name: James E. Summar, Sr.
Title: Managing Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, James E. Summar, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of Southwood Park Partners, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 7th day of April, 2021.

_____
Notary Public

My Commission Expires:
May 9, 2023

MELISSA BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $10,000,000.00.

Logan Cass
Affiant

Sworn to and subscribed before me this 12 day of April, 2021.

Notary Public

My Commission Expires:

1-8-2024

JENNIFER DIPERNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

EXHIBIT A

Legal Description

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS LOT 4 ON THE PLAN OF CAMBRIDGE SQUARE, OF RECORD IN BOOK 6250, PAGE 891, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING WITH AN IRON PIN LOCATED IN THE WESTERN RIGHT-OF-WAY MARGIN OF GLASTONBURY DRIVE, BEING 431.33 FEET NORTH FROM THE CENTER LINE OF MASSMAN DRIVE; THENCE LEAVING SAID MARGIN NORTH 72 DEG. 09 MIN. 32 SEC. WEST 225.41 FEET TO AN IRON PIN; THENCE NORTH 70 DEG. 05 MIN. 39 SEC. WEST 308.09 FEET TO AN IRON PIN IN THE EASTERN BOUNDARY OF PATRICIA HEIGHTS, SECTION ONE; THENCE WITH SAID BOUNDARY NORTH 7 DEG. 02 MIN. 15 MIN. EAST, 356.46 FEET TO AN IRON PIN IN CONCRETE; THENCE SOUTH 63 DEG. 36 MIN. 35 SEC. EAST 574.30 FEET TO A CONCRETE MONUMENT IN THE WESTERLY RIGHT-OF-WAY MARGIN OF GLASTONBURY DRIVE; THENCE WITH SAID MARGIN AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1019.31 FEET AND A LENGTH OF 278.61 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SOUTHWOOD PARK PARTNERS, L.P., BY DEED FROM BILLY HITT AND WIFE, REBECCA W. HITT, OF RECORD IN BOOK 9543, PAGE 751, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SOUTHWOOD PARK PARTNERS, L.P., HAVING SINCE MERGED INTO SOUTHWOOD PARK PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, AS EVIDENCED BY CERTIFICATE OF MERGER IN INSTRUMENT NO. 199912210305541, SAID REGISTER'S OFFICE.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 6250, Page 891, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Grant of Easement, by and between Southwood Park Partners, LP and Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 201103010016525, in the Register's Office of Davidson County, Tennessee.

4. Rights of parties in possession not shown by the Public Records.

5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Jason J. Stivers, TN RLS No. 2219, Stivers Land Surveying on February 24, 2021, designated Job No. 21-010:

    a. Fence meanders along and encroaches over southern boundary.
    b. Overhead electric lines without benefit of easement located on the southern portion of the Land.
    c. Fence encroaches over the eastern boundary.
    d. Overhead electric lines without benefit of easement located on the northern portion of the Land.
    e. Sidewalk and curbing encroaches over the southern boundary.
    f. Fence encroaches into 10' Utility Easement on the northwestern portion of the Land.

True Copy Certification

I, Denise Griffin, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Denise Griffin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

