Karen Johnson Davidson County
Batch# 637836 DEEDWARRSP
05/17/2021 02:43:30 PM 8 pgs
Fees: $43.00 Taxes: $15,540.00
20210517-0066389

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO: Nelson Mullins Riley & Scarborough Laurence M. Papel 150 4th Ave. North, Suite 1100 Nashville, Tennessee 37219	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is: $4,200,000.00 Affiant Subscribed and sworn to before me this 13th day of May, 2021. Notary Public My commission expires: July 3, 2023

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Name and Address of New Owner:	**Send Tax Bills To:**	**Parcel Nos.:**
Nashville Leased Housing Associates III, Limited Partnership 2905 Northwest Boulevard, Suite 150 Plymouth, Minnesota 55441	SAME	082-02-0-052.00 082-02-0-051.00 082-02-0-050.00 082-02-0-049.00 082-02-0-047.00 082-02-0-046.00 082-02-0-044.00

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Strategic Options International, LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained and sold, and by these presents does transfer and convey unto **Nashville Leased Housing Associates III, Limited Partnership**, a Minnesota limited partnership (collectively, the "***Grantee***"), together with its successors and assigns, those certain tracts or parcels of land located in Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "***Property***").

The Property is improved property located at 900, 902, 906, 908, 914, 926 and 928 Dickerson Pike, Nashville, Davidson County, Tennessee 37207.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference (the "***Permitted Encumbrances***").

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successor and assigns in fee simple forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property, subject in all instances to the Permitted Encumbrances.

Grantor further covenants and binds Grantor, its successors and assigns to warrant and defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

Witness my hand this 14th day of May 2021.

GRANTOR:

Strategic Options International, LLC, a Tennessee limited liability

By: _____
Myron Dowell, Member

State of Tennessee)
County of Davidson)

Before me, a notary public of the state and county aforementioned, personally appeared Myron Dowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole member of Strategic Options International, LLC, the within named bargainor, a Tennessee limited liability company, and that such person, as such sole member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as member.

Witness my hand and seal, this 13th day of May 2021.

My commission expires:
July 3, 2023

_____
Notary Public

TAMMY RHOADES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

[END OF SIGNATURES]

EXHIBIT A

Property Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1:

BEING LOT NOS. 12 AND 13 ON THE PLAN OF J.R. LOVE AND E.A. HAIL SUBDIVISION OF A PART OF THE BROWN TRACT, OF RECORD IN BOOK 421, PAGE 130, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

TRACT 2:

BEING THE WESTERLY PART OF LOTS 14 AND 15 ON THE PLAN OF J.R. LOVE AND E.A. HAIL'S SUBDIVISION OF PART OF THE BROWN TRACT, AS OF RECORD IN BOOK 421, PAGE 130, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF NORTH FIRST STREET, FORMERLY THE WHITES CREEK PIKE, AS WIDENED, AT THE CORNER OF LOTS 13 AND 14; THENCE WITH THE WESTERLY MARGIN OF SAID STREET, AS WIDENED, NORTHWARDLY 117 FEET TO A POINT 14 FEET WEST OF THE OLD LINE OF SAID STREET; THENCE WESTWARDLY 146 FEET TO J.R. STEWART'S CORNER; THENCE SOUTHWARDLY 117 FEET TO THE NORTHWEST CORNER OF LOT NO. 13; THENCE WITH THE NORTHERLY LINE OF SAID LOT, EASTWARDLY 145 FEET TO THE BEGINNING.

TRACT 3:

BEING LOT NO. 1, ON THE RE-SUBDIVISION OF LOT NO. 3 OF THE MARY R. BROWN HEIRS LAND, AS OF RECORD IN BOOK 6050, PAGE 274, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

TRACT 4:

BEING PART OF THE NORTH PART OF LOT NO. 17 ON THE PLAN OF J.R. LOVE AND E.A. HAIL'S SUBDIVISION, OF RECORD IN BOOK 421, PAGE 130, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED BY A SURVEY BY Z.J. WILKINSON, SURVEYOR, DATED JULY 26, 1948, AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY MARGIN OF NORTH FIRST STREET, AS WIDENED, 25 FEET 6 INCHES NORTH OF THE COMMON CORNER OF LOT NOS. 16 AND 17; THENCE NORTH 87 DEGREES 10 MINUTES WEST 151 FEET; THENCE NORTH 02 DEGREES EAST 33 FEET TO THE SOUTHWEST CORNER OF LOT NO. 18; THENCE ALONG THE LINE BETWEEN LOT NOS. 18 AND 17, EASTERLY 151 FEET

TO THE WESTERLY MARGIN OF NORTH FIRST STREET; THENCE ALONG THE MARGIN OF SAID STREET, SOUTH 02 DEGREES 30 MINUTES WEST 33 FEET TO THE BEGINNING.

TRACT 5:

BEING LOT NO. 18 AND THE SOUTHERLY 11 FEET 2 INCHES OF LOT NO. 19 ON THE PLAN OF J.R. LOVE AND E.A.HAIL'S SUBDIVISION OF A PART OF THE BROWN TRACT, AS OF RECORD IN BOOK 421, PAGE 130, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ALSO A SMALL STRIP IN THE REAR OF THE ABOVE-MENTIONED PROPERTY AND BEING A PART OF LARGE LOT NO. 3 ON THE MAP OF THE SUBDIVISION OF THE LAND OF MARY R. BROWN'S HEIRS IN THE OLD LR DISTRICT OF SAID COUNTY, AS OF RECORD IN BOOK 314, PAGES 540-541, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED TOGETHER AS FOLLOWS:

> BEGINNING ON THE WESTERLY MARGIN OF NORTH FIRST STREET, IN THE NORTHEAST CORNER OF LOT NO. 17 ON THE FIRST ABOVE MENTIONED PLAN; THENCE WITH THE NORTH LINE OF SAID LOT 17, WESTWARDLY 160 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE IN A NORTHERLY DIRECTION 111 FEET, 2 INCHES TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO E. B. DAVIS, ET AL, BY DEED FROM L. L. FREELAND, UNMARRIED, OF RECORD IN BOOK 541, PAGE 105, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTH LINE EASTWARDLY 158 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF NORTH FIRST STREET; THENCE WITH THE WESTERLY MARGIN OF SAID STREET, SOUTHWARDLY 111 FEET, 2 INCHES TO THE BEGINNING.

TRACT 6:

PARCEL 1:

BEING THE NORTHERLY 40 FEET OF LOT 19 ON THE PLAN OF J.R. LOVE AND E.A. HAIL'S SUBDIVISION OF A PART OF THE BROWN TRACT, WHICH PLAN IS OF RECORD IN BOOK 421, PAGE 130, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; ALSO A TRIANGULAR STRIP TO THE WEST OR IN THE REAR OF SAID PART OF LOT 19. SAID PART OF LOT 19 AND THE STRIP IN THE REAR HEREBY CONVEYED TOGETHER ARE DESCRIBED AS FOLLOWS:

> BEGINNING IN THE WESTERLY MARGIN OF FIRST STREET OR WHITES CREEK PIKE, IN THE NORTHEASTERLY CORNER OF LOT 19; RUNNING THENCE WESTERLY WITH THE DIVIDING LINE BETWEEN SAID LOT SAID LOT 19 AND LOT 20 OF SAID PLAN, 150 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 19; THENCE IN A DIRECT LINE SOUTHERLY 40 FEET TO A STAKE ABOUT 8 FEET WESTERLY FROM THE WESTERLY LINE OF LOT

19; THENCE IN A STRAIGHT LINE AND PARALLEL TO THE NORTHERLY LINE OF LOT 19 ABOUT 158 FEET TO THE WESTERLY MARGIN OF SAID NORTH FIRST STREET OR WHITE CREEK PIKE; THENCE WITH THE MARGIN OF SAID STREET, OR PIKE, NORTHERLY 40 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

BEING LOT 20 IN THE JAMES R. LOVE AND E.A. HAIL'S SUBDIVISION OF A PART OF THE MARY B. BROWN'S HEIR'S TRACT OF LAND IN THE TWELFTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 52.2 FEET FROM THE NORTH CORNER OF THE FREELAND MILL LOT; THENCE 100 FEET IN A NORTHERLY DIRECTION WITH THE WEST MARGIN OF THE WHITE CREEK PIKE AND DICKERSON PIKE; THENCE 150 FEET IN A WESTERLY DIRECTION; THENCE 100 FEET IN A SOUTHERLY DIRECTION; THENCE 150 FEET IN AN EASTERLY DIRECTION TO THE BEGINNING. INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO JAMES R. LOVE AND E.A. HAIL, BY DEED DATED FEBRUARY 20, 1920, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY SIDE OF WHITES CREEK PIKE OR NORTH FIRST STREET AT THE INTERSECTION OF LOTS 20 AND 21, AND RUNNING THENCE IN A WESTERLY DIRECTION WITH THE BOUNDARY LINE OF LOTS 20 AND 21, 150 FEET; THENCE 43 FEET IN A SOUTHERLY DIRECTION WITH THE WESTERLY MARGIN OF LOT 20 TO A POINT; THENCE 135 FEET, MORE OR LESS, TO THE BEGINNING, FORMING A TRIANGULAR PIECE OF GROUND 150 FEET ON THE NORTHERN MARGIN, 43 FEET ON THE WESTERLY MARGIN AND 135 FEET, MORE OR LESS, ON THE SOUTHEASTERLY MARGIN.

BEING THE SAME PROPERTY CONVEYED TO STRATEGIC OPTIONS INTERNATIONAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM SOI 900 BLOCK DICKERSON, LLC, OF RECORD IN INSTRUMENT NO. 201805250050158, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 421, Page 130 and Book 6050, Page 274, in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from M.H. Webb to Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4246, Page 127, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Permanent Drainage Easement and Channel Change Drainage from Bettina McDonald to Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 8657, Page 452, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Marybeth Johnson, 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.

Marybeth Johnson
Signature

State of MA

County of SUFFOLK

Melissa A. Gravlin
Personally appeared before me, [~~Name of Notary~~], a notary public for this county and state, [~~name of person making certification~~ Marybeth Johnson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa A. Gravlin
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

