Karen Johnson Davidson County
Batch# 655963 DEEDWARRSP
06/14/2021 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $13,690.00
20210614-0079818

THIS INSTRUMENT PREPARED BY:
James S. Tipton, Jr., Esq.
Gentry, Tipton & McLemore, P.C.
900 South Gay Street, Suite 2300
Post Office Box 1990
Knoxville, Tennessee 37901
(865) 525-5300

RESPONSIBLE TAXPAYER and PROPERTY OWNER: Nashville Leased Housing Associates IV, LLLP
2905 Northwest Blvd. Suite 150
Plymouth, MN 55441

TAX ID NO. 16100028400

State of Tennessee County of Davidson

I hereby swear or affirm that the actual consideration for this transfer, or the fair market value of the property being conveyed, whichever is greater, is $3,700,000.00.

Logan Cass
Responsible Taxpayer (or Agent)

Subscribed and sworn to before me this 10th day of June, 2021.

Jodean M. King
Notary Public

My Commission Expires: 6/21/2021

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of June, 2021, between **DELROSE COURT, L.P.**, a Tennessee limited partnership, "Grantor," and **NASHVILLE LEASED HOUSING ASSOCIATES IV, LLLP**, a Minnesota limited liability limited partnership, "Grantee."

WITNESSETH: That for and in consideration of the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee certain real property described in Exhibit A attached hereto, which Exhibit A is incorporated herein by reference as fully as though copied herein, with the hereditaments and appurtenances thereto appertaining.

TO HAVE AND TO HOLD the said premises to Grantee, and its successors and assigns, forever.

And Grantor, for itself and its successors and assigns, does hereby covenant with Grantee, and its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed; has full power, authority and right to convey the same; that said premises are free from all encumbrances except

those mentioned in Exhibit A attached hereto, and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons claiming by, through, or under Grantor, except for the specific matters mentioned in Exhibit A, but no further or otherwise.

Words of any gender shall be deemed to include any other gender, and a reference to the singular shall include the plural, and vice versa, unless the context indicates that such reading would be inappropriate.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

DELROSE COURT, L.P., a Tennessee limited partnership

By: Delrose, LLC, a Tennessee limited liability company, its General Partner

By: _____
John Murphy, Member

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, Notary Public of said County, JOHN MURPHY, 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 Member (or other officer authorized to execute the instrument) of DELROSE, LLC, a Tennessee limited liability company, which is the General Partner of DELROSE COURT, L.P., the within named bargainor, a Tennessee limited partnership, and that he as such Member, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of DELROSE, LLC as General Partner of DELROSE COURT, L.P. by himself as the Member of the General Partner.

Witness my hand and seal, at office, this 8 day of ~~May~~ June, 2021.

Christine M. Mackay
Notary Public

My Commission Expires: 1/4/2025

CHRISTINE M. MACKAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

jst caf Client Matters Murphy Sale of Swiss View and Swiss Ridge D.001

EXHIBIT A

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

SITUATED IN THE SECOND (2ND) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING A TRACT OF LAND LOCATED AT THE SOUTHERN RIGHT OF WAY OF SWISS AVENUE, AND BEING ALL THE PROPERTY SHOWN ON THE FINAL PLAT OF SWISS VIEW APARTMENTS OF RECORD IN INSTRUMENT NO. 200705020052299, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DELROSE COURT, L.P. A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM MURPHY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 200511080135210, AS RE-RECORDED IN INSTRUMENT NO. 200611010135633, AND RE-RECORDED IN INSTRUMENT NO. 200611130140432, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Subject to the following exceptions:

1. All matters shown on plat(s) of record in Book 6900, Page 806; Instrument No. 200211070137236; and Instrument No. 200705020052299, in the Register's Office of Davidson County, Tennessee.

2. Terms and provisions of Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits, by and between Delrose Court, L.P. and Tennessee Housing Development Agency, of record in Instrument No. 200612290160728, in the Register's Office of Davidson County, Tennessee.

3. Rights of parties in possession, as tenants only, under unrecorded residential leases, with no rights of first refusal or options to purchase

4. The lien of real property taxes for the year 2021, which shall be pro-rated between the parties and assumed by Grantee, as of the date of delivery of this deed.

The improvements on the property are being conveyed in their "As Is, Where Is" condition.

THE PREPARER OF THIS DEED HAS NOT CONDUCTED A SEARCH OF THE TITLE OF THE PROPERTY DESCRIBED ABOVE, AND HAS USED A DESCRIPTION PROVIDED BY AND APPROVED BY THE GRANTOR.

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True Copy Certification

I, Matt Foster, 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, Matt Foster 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:

