Karen Johnson Davidson County
Batch# 743332 DEEDWARR
10/25/2021 02:57:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211025-0143440

LIMITED WARRANTY DEED

Prepared By and Return To:

Gentry, Tipton & McLemore, P.C.
900 S. Gay Street, Suite 2300
Knoxville, TN 37902

Name & Address of New Owner:	Send Tax Bill to:	Tax/Parcel Numbers:
Metropolitan Development and Housing Agency 701 South 6th Street Nashville, Tennessee 37206 Attention: Executive Director	Same	05112012600 05112012700

STATE OF TENNESSEE

COUNTY OF KNOX

The actual consideration, or value, whichever is greater, for this transfer is $ [exempt].

_____, agent
Affiant

Subscribed and sworn to before me, this 25th day of October, 2021.

_____
Notary Public
My Commission expires: 12/4/2024

SHERRY T. SHARP
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

LIMITED WARRANTY DEED

CHIPPINGTON II, L.P., a Tennessee limited partnership ("Grantor"), FOR VALUABLE CONSIDERATION PAID, the receipt and sufficiency of which are hereby acknowledged, has this day bargained and sold and, by these presents, does hereby 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"), that certain tract or parcel of land located in Davidson County, Tennessee, to wit, and described as follows (the "Property"):

See Legal Description attached hereto as Exhibit A and made a part hereof.

The source of Grantor's interest are Deeds, recorded on December 30, 2005 as Instrument Nos. 20051230-0156805 and 20051230-0156806, both in the Davidson County, Tennessee Register's Office.

The Property described on Exhibit A attached hereto is improved property and its addresses are: 94 Berkley Drive, Madison, Tennessee 37115 and 1310 Coreland Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that Grantor is free from any lien or encumbrance whatsoever, except for those matters listed on the attached Exhibit B, and County of Davidson and City of Nashville real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons or parties claiming by, through or under Grantor.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this Limited Warranty Deed to be executed this 27 day of October 2021.

GRANTOR:

CHIPPINGTON II, L.P.,
a Tennessee limited partnership

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

By: Carey B. Parker
Carey B. Parker, President

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Before me, the undersigned authority, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared **Carey B. Parker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Chippington GP, LLC, General Partner of **CHIPPINGTON II, L.P.**, the within-named bargainor, a Tennessee limited partnership, and that she, as such President of the General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as such President of the General Partner.

WITNESS my hand and seal at office on this the 20 day of October, 2021.

Notary Public

My Commission Expires:
10-30-2022

CATHERINE A. FRENCH
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

Exhibit "A"

Legal Description

SITUATED in the First Civil District of Nashville, Davidson County, Tennessee being known and designated as Lot 2 and Lot 3, as shown on the "Plat of First Revision Second Resubdivision of Lot 2 & 3 of Chippington Plaza II", filed of record as Instrument No. 200807080069987, in the office of the Davidson County Register of Deeds, to which map specific reference is hereby made for a more particular description.

THERE IS ALSO INCLUDED herein rights of ingress and egress across a 50 foot non-exclusive easement running along the southern boundary of the above described property and along the southern boundary of property of St. Joseph Catholic Church (Instrument No. 20081119011 4015) to Gallatin Road, and a 40 foot non- exclusive easement running from the eastern end of the aforesaid 50 foot easement at the southern boundary of the above described property to Gallatin Road, both more particularly described on plat of record in Plat Book 5050, page 72, in the Davidson County Register's Office.

BEING A PORTION of the same property conveyed to Chippington II, L.P. a Tennessee limited partnership, by deed from Chippington Tower Apartments, a Tennessee limited partnership, dated as of December 29, 2005, and filed of record as Instrument No. 20051230-0156805; and the property conveyed to Chippington II, L.P., a Tennessee limited partnership, by deed from Chippington Towers II, a Tennessee limited partnership, dated as of December 29, 2005, and filed of record as Instrument No. 20051230-0156806, both in the Davidson County Register's Office.

TOGETHER WITH a 54.44 foot non-exclusive access easement crossing Lot 1 as shown on the plat entitled "First Revision Second Resubdivision of Lot 2 & 3 of Chippington Plaza II" filed of record as Instrument No. 20080708-0069987, in the office of the Davidson County Register of Deeds.

Exhibit "B"

Permitted Exceptions

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, filed of record in Record Book 4851, page 611 in the Register's Office for Davidson County, Tennessee.

2. Water line easement reserved by Madison Suburban Utility District in deed of record in Record Book 4648, page 208 and Record Book 4648, page 211 in the Register's Office for Davidson County, Tennessee.

3. Conveyance to the Metropolitan Government of Nashville and Davidson County for sanitary lines of record in Record Book 5420, page 912 in the Register's Office for Davidson County, Tennessee.

4. Matters shown on Map of record as Instrument No. 20080708-0069987 in the Register's Office for Davidson County, Tennessee.

5. Rights of residential tenants in possession under unrecorded leases.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems filed as Instrument No. 202106240085533 in the Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems filed as Instrument No. 202109160124213 in the Register's Office for Davidson County, Tennessee.

8. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits filed of record as Instrument No. 200612120153264, as amended.

9. Land Use Restriction Agreement filed of record as Instrument No. 20110517-0037837, as to be amended and restated concurrently herewith.

10. Lease Agreements in favor of Laundries, Inc. filed of record in Record Book 10454, pages 549 and 550 in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jeffrey McCall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to the law on this 25th day of October, 2021.

Affiant Signature

October 25, 2021
Date

State of TN

County of KNOX

Sworn to and subscribed before me this 25th day of October, 2021

Sandra Bright
Notary Signature

MY COMMISSION EXPIRES: 3/5/2025
Notary's Seal (if on paper)

SANDRA BRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY