This instrument prepared by & return to:
Robert D. Hyde
35 Union Avenue, Suite 300
Memphis, Tennessee 38103

Karen Johnson Davidson County
Batch# 757259 DEEDWARR
11/17/2021 02:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211117-0153320

WARRANTY DEED

THIS INDENTURE, made and entered into as of this 16th day of November, 2021, by and between, **MADISON VIEW TOWERS**, a Tennessee general partnership (the "Grantor") and **METROPOLITAN DEVELOPMENT AND HOUSING AGENCY**, a public body and body corporate and politic organized and existing pursuant to Tennessee Code Annotated Sections 13-20-101 et seq. ("Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and hereby bargains, sells, conveys and confirms unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee to-wit:

See Exhibit A attached hereto and made a part hereof (the "Property").

Being all of the property conveyed to Grantor (f/k/a Madison View Towers, a Limited Partnership) by Deed of record in Book 5197, Page 156 in the Davidson County, Tennessee Register's Office.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for 2021 Davidson County Tennessee property taxes, not yet due and payable; Use Agreement of record at Instrument Number 20060626-0076247 in the Register's Office of Davidson County, Tennessee; Sanitary Sewer and/or Storm Drainage Easement of record in Book 8808, Page 848 in said Register's Office; Grant of Easement for Communications System and Services of record at Instrument Number 20130517-0050028 in said Register's Office, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of Grantor the day and year first above written.

MADISON VIEW TOWERS, a Tennessee general partnership

By: Alco Properties, Inc., a Georgia corporation, its general partner

By: _____
Robert D. Hyde, President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, JESSICA L. SPERRY, of the state and county aforementioned, personally appeared Robert D. Hyde, 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 Alco Properties, Inc., the general partner of Madison View Towers, the within named bargainor and that he as such President of the general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the within named bargainor by himself as President of the general partner.

WITNESS my hand, at office, this 11 day of November, 2021.

_____
Notary Public

My Commission Expires:

_____

JESSICA L. SPERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES:
FEBRUARY 23, 2025

STATE OF TENNESSEE
COUNTY OF SHELBY

No transfer tax is due on this instrument as same is exempt pursuant to the provisions of Tennessee Code Annotated Section 67-4-409(f)(1).

Affiant

Subscribed and sworn to before me this 11 day of November, 2021.

Notary Public

My Commission Expires:

JESSICA L. SPERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: FEBRUARY 23, 2025

Owner Name and Address:

Metropolitan Development and Housing Agency
701 South Sixth Street
Nashville, Tennessee 37206

Property Address:
621 N. Dupont Avenue
Madison, TN 37115

Tax Parcel Id No.:
04310009600

Mail tax bills to:

APP Riverwood Partners, L.L.L.P.
35 Union Avenue, Suite 300
Memphis, TN 38103

EXHIBIT A

Legal Description
Riverwood Tower Apartments

DESCRIPTION FOR RIVERWOOD TOWER APARTMENTS

PROPERTY SITUATED AND BEING IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Description of the Riverwood Towers Apartments property recorded in Book 5197, Page 156 in Madison, Davidson County, Tennessee:

Beginning at a point in the north line of North Dupont Avenue (50' R.O.W.), said point being the west end of a curve having a radius of 25.00 feet located 26.25 feet west of the tangent intersection of the north line of said North Dupont Avenue and the west line of May Drive (50' R.O.W.); thence north 82 degrees 22 minutes 00 seconds west with the north line of said North Dupont Avenue, 407.75 feet to a set 1/2" rebar with plastic cap in the east line of the Dupont Associates, LTD property recorded in Book 5894, Page 959; thence in a northerly direction with the east line of said property recorded in Book 5894, Page 959 the following calls: north 07 degrees 38 minutes 00 seconds east, 92.00 feet to a found rebar; north 13 degrees 39 minutes 30 seconds west, 79.11 feet to a found rebar; north 04 degrees 56 minutes 57 seconds east, 299.75 feet to a found rebar; north 43 degrees 48 minutes 30 seconds west, 50.03 feet to a point in the south line of Lot 248 of Section 8, Madison Park Subdivision recorded in Book 4300, Page 117 (found rebar located 0.65 feet west of corner); thence in an easterly direction with the south line of Lots 248 through 254 of said subdivision recorded in Book 4300, Page 117 the following calls: south 85 degrees 00 minutes 30 seconds east, 304.04 feet to a cyclone fence corner post; north 64 degrees 36 minutes 46 seconds east, 80.98 feet to a found rebar; south 85 degrees 10 minutes 49 seconds east, 117.14 feet to a found concrete monument in the west line of the aforesaid May Drive; thence south 04 degrees 50 minutes 50 seconds west with the west line of said May Drive, 534.62 feet to a point of curvature; thence in a southwesterly direction along a curve to the right having a radius of 25.00 feet, delta angle of 92 degrees 47 minutes 10 seconds, chord = south 51 degrees 14 minutes 25 seconds west - 36.20 feet, an arc length of 40.49 feet to the Point of Beginning and containing 234,774 square feet or 5.390 acres of land.

Being all of the property conveyed to Madison View Towers (f/k/a Madison View Towers, a Limited Partnership) by Deed of record in Book 5197, Page 156 in the Davidson County, Tennessee Register's Office.

202111170153320

Certificate of Authenticity

I, Genie Rushing, do hereby make oath that I am 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 law on **November 16, 2021**

Genie Rushing
Escrow Assistant

November 16, 2021

State of **Tennessee**
County of **Shelby**

Sworn to and subscribed to me on November 16, 2021

Notary Public: Pamela Cox
My Commission Expires: 03/19/2024

