THIS INSTRUMENT PREPARED BY:
Jessica L. Islas
Winthrop & Weinstine, P.A.
225 South Sixth Street, Suite 3500
Minneapolis, Minnesota 55402
(612) 604-6400

Karen Johnson Davidson County
Batch# 766527 DEEDWARRSP
12/03/2021 09:10:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20211203-0160335

RESPONSIBLE TAXPAYER and PROPERTY OWNER: Metropolitan Development and Housing Agency
Attention: Executive Director
701 South Sixth Street
Nashville, Tennessee 37206

TAX ID NO. 082-020-052.00, 082-020-051.00, 082-020-050.00, 082-020-049.00, 082-020-047.00, 082-020-046.00, and 082-020-044.00

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.

_____
Responsible Taxpayer (or Agent)

Subscribed and sworn to before me this 24th day of November, 2021.

_____
Notary Public

My Commission Expires: _____

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24th day of November, 2021, between **NASHVILLE LEASED HOUSING ASSOCIATES III, LIMITED PARTNERSHIP**, a Minnesota limited partnership, "Grantor," and **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."

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.

[Remainder of Page Intentionally Blank – Signature on Next Page]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

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

NASHVILLE LEASED HOUSING ASSOCIATES III, LIMITED PARTNERSHIP, a Minnesota limited partnership

By: Nonprofit Housing Preservation XVI, LLC, a Tennessee non-profit limited liability company, its General Partner

By: Hugh Jacobs
Hugh Jacobs, Vice President

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, Notary Public of said County, HUGH JACOBS, 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 Vice President (or other officer authorized to execute the instrument) of Nonprofit Housing Preservation XVI, LLC, which is the General Partner of NASHVILLE LEASED HOUSING ASSOCIATES III, LIMITED PARTNERSHIP, the within named bargainor, a Minnesota limited partnership, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Nonprofit Housing Preservation XVI, LLC as General Partner of NASHVILLE LEASED HOUSING ASSOCIATES III, LIMITED PARTNERSHIP by himself as the Vice President of the General Partner.

Witness my hand and seal, at office, this 22nd day of November, 2021.

Lora Lee Connor
Notary Public

My Commission Expires: October 14, 2023

LORA LEE CONNOR
Commission # HH 026682
Expires October 14, 2023
Bonded Thru Budget Notary Services

EXHIBIT A

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

Being a tract of land lying in the 5th Council District of Davidson County, Nashville, Tennessee. Tract being Lots 12-15, Pt. 17, 18, 19 & Pt. 20 of the Plat of J.R. Love and E. A. Hail Subdivision as recorded in Plat Book 421, Page 130, Register's Office of Davidson County, Tennessee (RODC), and being Lot 1 OF The Resubdivision of Lot No. 3 of the Mary R. Brown Heirs Land as recorded in Plat Book 6050, Page 274, RODC. Bounded on the south by the northern Right-of-Way (R-O-W) of Cleveland Street; on the west by Lot 1 of Resubdivision of Lots 1 and 2 of Section 2 of the Cleveland Street Commercial Plat as recorded in Plat Book 6900, Page 796, RODC; on the west and north by Lot 3 of Section 2 of Cleveland Street Commercial Plat as recorded in Plat Book 6900, Page 51, RODC; on the north by Marquice L. Patton as recorded in Instrument Number 201211150105205, RODC; on the east by the western R-O-W of Whites Creek Pike and by the western R-O-W of Dickerson Pike. Tract being more particularly described as follows:

POINT OF BEGINNING being a found being PK Nail lying on the intersection of the western R-O-W of said Dickerson Pike and the northern R-O-W of said Cleveland Street; thence with the northern R-O-W of said Cleveland Street, North 83°57'48" West 145.95 feet to a found iron rod with "Cherry" cap; thence with the eastern boundary line of said Lot 1 of the Resubdivision of Lots 1 and 2 of Section 2 of the Cleveland Street Commercial Plat for the following four (4) calls: North 05°55'36" East 99.90 feet to a found iron rod with "Burns #1053" cap; thence North 05°48'42" East 119.12 feet to a found "Cherry" PK nail; thence North 05°23'19" East 83.98 feet to a point; thence North 04°58'19" East 180.28 feet to a found iron rod with "Cherry" cap; thence continuing with said eastern boundary of Lot 1 and with the eastern boundary line of said Lot 3 of Section 2 of Cleveland Street Commercial Plan, North 17°49'44" West 61.99 feet to a point; thence with the southern boundary line of said Lot 3 of Section 2 of Cleveland Street Commercial Plan, North 83°59'57" East 25.00 feet to a point; thence with the southern boundary of said Marquice L. Patton, North 83°10'03" East 110.97 feet to a found iron rod with "Delle" cap; thence with the western R-O-W of said Whites Creek Pike, South 30°10'34" East 96.61 feet to a found PK nail; thence with the western R-O-W of said Dickerson Pike for the following seven (7) calls: South 08°37'51" West 186.85 feet to a found iron rod with "Cherry" cap; thence North 84°48'41" West 7.00 feet to a found "Cherry" PK nail; thence South 08°37'51" West 84.13 feet to a found "Cherry" PK nail; thence South 84°48'41" East 7.00 feet to a found "Cherry" PK nail; thence South 08°37'51" West 46.56 feet to a point; thence South 05°55'10" West 74.70 feet to a found ½" iron rod; thence South 05°44'52" West 100.00 feet to the point of beginning.

Less and except that portion of the property conveyed by Agreement for Dedication of Public Right-of-Way as of record in Deed Book 20211014-0138014, in the Register's Office of Davidson County, Tennessee:

Being a tract of land lying in the 5th Council District of Davidson County, Nashville, Tennessee. Tract being a portion of Lots 12-15, Pt. 17, 18, 19 & Pt. 20 of the Plat of J.R. Love and E. A. Hail Subdivision as recorded in Plat Book 421, Page 130, Register's Office of Davidson County, Tennessee (RODC), and being a portion of Lot 1 of The Resubdivision of Lot No. 3 of the Mary R. Brown Heirs Land as recorded in Plat Book 6050, Page 274, RODC. Bounded on the north by Marquice L. Patton as recorded in Instrument Number 201211150105205, RODC; on the east by the western Right-of-Way (R-O-W) of Whites Creek Pike and by the western R-O-W of Dickerson Pike; on the south by the northern R-O-W of Cleveland Street; on the west by Lot 1 of Resubdivision of Lots 1 and 2 of Section 2 of the Cleveland

Street Commercial Plat as recorded in Plat Book 6900, Page 796, RODC; on the north by said portion of Lot 12 of the Plat of J.R. Love and E. A. Hail Subdivision; bounded on the west by remainder of said Lots 12-15, Pt. 17, 18, 19 & Pt. 20 of the Plat of J.R. Love and E. A. Hail Subdivision and remainder of Lot 1 OF The Resubdivision of Lot No. 3 of the Mary R. Brown Heirs Land. Tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on said northern R-O-W of Cleveland Street, being the southwest corner of the herein described tract and the southeast corner of said Lot 1 of Resubdivision of Lots 1 and 2 of Section 2 of the Cleveland Street Commercial Plat thence North 05°55'36" East a distance of 3.50 feet to a point;
thence with the new R-O-W line for the following (17) calls: South 83°57'48" East a distance of 58.53 feet to a point;
thence North 51°02'12" East a distance of 6.36 feet to a point;
thence South 83°57'48" East a distance of 52.63 feet to a point;
thence South 38°57'48" East a distance of 6.36 feet to a point;
thence South 83°57'48" East a distance of 10.04 feet to a point;
thence North 05°46'13" East a distance of 111.49 feet to a point;
thence South 84°04'52" East a distance of 5.25 feet to a point;
thence North 05°55'08" East a distance of 59.95 feet to a point;
thence North 08°37'49" East a distance of 35.66 feet to a point;
thence North 08°44'00" East a distance of 7.01 feet to a point;
thence North 08°37'49" East a distance of 91.14 feet to a point;
thence North 08°31'38" East a distance of 7.03 feet to a point;
thence North 08°37'49" East a distance of 163.95 feet to a point;
thence with a curve turning to the left with an arc length of 27.09 feet, with a radius of 40.00', with a chord bearing of North 10°46'24" West, with a chord length of 26.58 feet to a point;
thence North 30°10'36" West a distance of 78.31 feet to a point;
thence North 83°10'03" East a distance of 8.16 feet to a point on said western R-O-W of Whites Creek Pike;
thence with said western R-O-W of Whites Creek Pike South 30°10'34" East a distance of 96.61 feet to a point lying on the intersection of said western R-O-W of Whites Creek Pike and said western R-O-W of Dickerson Pike;
thence with said western R-O-W of Dickerson Pike for the following (8) calls: South 08°37'51" West a distance of 186.85 feet to a point;
thence North 84°48'41" West a distance of 7.00 feet to a point;
thence South 08°37'51" West a distance of 84.13 feet to a point;
thence South 84°48'41" East a distance of 7.00 feet to a point;
thence South 08°37'51" West a distance of 46.56 feet to a point;
thence South 05°55'10" West a distance of 74.70 feet to a point;
thence South 05°44'52" West a distance of 100.00 feet to a point;
thence North 83°57'48" West a distance of 145.95 feet to the point of beginning.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO NASHVILLE LEASED HOUSING ASSOCIATES III, LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED FROM STRATEGIC OPTIONS INTERNATIONAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 202105170066389, CONVEYED TO NASHVILLE LEASED HOUSING ASSOCIATES III, LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP, BY DEED FROM NASHVILLE LEASED HOUSING ASSOCIATES III, LIMITED PARTNERSHIP, A MINNESOTA LIMITED

PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 202109240128428, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Subject to covenants, conditions, restrictions and easements of record, if any.

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.

22895465v2

Tennessee Certification of Electronic Document

I, Kevin Harrington, 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 law on November 24, 2021 (date of document).

Affiant Signature

November 30, 2021
Date

State of MA

County of SUFFOLK

Sworn to and subscribed before me this 30 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: April 22, 2022

NOTARY'S SEAL

