This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 951729 DEEDWARRSP
12/14/2022 03:24:39 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20221214-0129714

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Metropolitan Development and Housing Agency 701 South Sixth Street Nashville, TN 37206	Exempt	140-00-0-216-00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Million Two Hundred Fifteen Thousand and No/100 Dollars ($4,215,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 12th day of December, 2022.

Notary Public

My Commission Expires: 9/2/2024

POLLY REMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For and in consideration of the sum of Four Million Two Hundred Fifteen Thousand and No/100 Dollars ($4,215,000.00), the receipt and sufficiency of which are hereby acknowledged, ECG McCrory Land, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Metropolitan Development and Housing Agency, a public body and a body corporate and politic organized and existing pursuant to Tennessee Code Annotated Sections 13-20-101 et seq. ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property in Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

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

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for 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.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 14th day of December, 2022.

GRANTOR:

ECG McCrory Land, LLC, a Tennessee limited liability company

By:_____
C. Hunter Nelson, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Polly Rembert, a Notary Public of said County and State, personally appeared C. Hunter Nelson, 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 Managing Member of ECG McCrory Land, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

Witness my hand and seal, at Office in Davidson County, Tennessee, this 12th day of December, 2022.

Polly Rembert
Notary Public

My Commission Expires: 9/2/2024

POLLY REMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT, THIRTY-FIFTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LYING SOUTH OF McCRORY LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIN FOUND IN THE SOUTH RIGHT OF WAY LINE OF McCRORY LANE, SAID IRON PIN BEING THE NORTHWEST CORNER OF THE JETTON & LEVAN PROPERTY, RECORDED IN DEED BOOK 20020619 0074300; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE SAID JETTON AND LEVAN PROPERTY S 25°52'31" W A DISTANCE OF 911.61 FEET TO A 3/4" IRON PIN FOUND; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: S 25°50'45" W A DISTANCE OF 292.00 FEET; THENCE S 84°56'23" W A DISTANCE OF 646.96 FEET; THENCE N 48°28'23" W A DISTANCE OF 670.56 FEET; HENCE N 57°22'35" E A DISTANCE OF 576.36 FEET; THENCE S 89°21'58" E A DISTANCE OF 301.35 FEET; THENCE N 64°57'14" E A DISTANCE OF 157.47 FEET; THENCE N 35°48'31" E A DISTANCE OF 539.63 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF McCRORY LANE; THENCE WITH SAID SOUTH LINE, AS FOLLOWS: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.58 FEET, WITH A RADIUS OF 1454.37 FEET, WITH A CHORD BEARING OF S 73°45'01" E, WITH A CHORD LENGTH OF 15.58 FEET TO A 1" IRON PIN FOUND; THENCE S 74°00'34" E A DISTANCE OF 258.48 FEET TO A 3/4" IRON PIN FOUND; THENCE N 15°58'21" E A DISTANCE OF 4.97 FEET; THENCE S 74°18'49" E A DISTANCE OF 167.88 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 23.51 ACRES, MORE OR LESS.

BEING DESCRIBED ACCORDING TO A SURVEY PREPARED BY KENNETH A. BAU, RLS# 2019, WITH YOUNG-HOBBS AND ASSOCIATES, DATED 01-25-2021, LAST REVISED 06-29-2021, YHA PROJECT # 251-20.

BEING A PART OF THE SAME PROPERTY CONVEYED TO ECG MCCRORY LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM BILTMORE RIDGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FILED FOR RECORD AS INSTRUMENT NO. 20210713-0093899, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO SEE DEED FROM JOSHUA CURTIS LELOUP AND WHITLEY NICOLE CON TO ECG MCCRORY LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY RECORDED AS INSTRUMENT NO. 20221025-0115571, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. Communications System Easement and Access Agreement of record as Instrument No. DX 8395, in the Shelby County Register's Office.

3. Easements of record as Instrument No. 09097184, as recorded in said Register's Office.

4. Subject to all matters shown on the plan of record in Plat Book 13, Page 63, in Register's Office.

5. Resolution to Approve the Street Closing for property located at the west side of Tillman Street; North of the Greenline in Case No. SAC 12-608, approved by the Council of the City of Memphis in regular session on April 2, 2013, and the retention of the easement located in the closed right-of-way or the requirement to relocate same at developers cost.

6. Utility easements as set out in Book 6125, Page 130, in Register's Office.