Karen Johnson Davidson County
Batch# 1034036 DEEDWARR
08/03/2023 11 14 59 AM 7 pgs
Fees $38 00 Taxes. $8,510 00
20230803-0060028

This Instrument Prepared By.
Tracy L Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
WCO Dickerson Flats Apartments, LP 643 Spence Lane Nashville, TN 37217	WCO Dickerson Flats Apartments, LP 643 Spence Lane Nashville, TN 37217	05004001500 and 05000005900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million Three Hundred Thousand and 00/100 Dollars ($2,300,000.00)

Affiant

SUBSCRIBED AND SWORN TO before me, this the 2nd day of August, 2023.

Lisa A. Williams
Notary Public

LISA A. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

My Commission Expires: 9-7-2026

For and in the consideration of the sum of Two Million Three Hundred Thousand and 00/100 Dollars ($2,300,000.00), the receipt and sufficiency of which are hereby acknowledged, Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto WCO Dickerson Flats Apartments, LP, a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 3551 and 3561 Dickerson Pike 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 forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject

Executed this 2nd day of August, 2023.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

WOODBINE COMMUNITY ORGANIZATION (WCO), INC , a Tennessee nonprofit corporation

By _____
Anthony Woodham, Executive Director

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Robertson

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Anthony Woodham, 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 Executive Director of WOODBINE COMMUNITY ORGANIZATION (WCO), INC , a Tennessee nonprofit corporation, the within named bargainor, and he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Executive Director

Witness my hand and seal at office in Nashville, Tennessee, this 1 day of August, 2023.

_____
Notary Public

My Commission Expires: 5/22/2024

DEBBIE MILES
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

[SIGNATURE PAGE TO GENERAL WARRANTY DEED]

EXHIBIT A

PROPERTY DESCRIPTION

TRACT I:

Land located in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 1 on the Consolidation Plat of 3557 & 3561 Dickerson Pike, recorded in Instrument No. 20220914-0102426, in the Register's Office for Davidson County, Tennessee, reference is hereby made to said plat for a more complete and accurate legal description.

Being the same property conveyed by G.M.L., INC., a Missouri corporation, who took title as GMI, Inc., a Missouri corporation, to Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation, by Special Warranty Deed of record in Instrument No. 20211102-0146664, in the Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being the westerly parts of Lot Nos. 1, 2 and 3 on the Plan of A.C. Webb's Subdivision of the Demoville Tract, as of record in Plat Book 974, Page 27, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Dickerson Pike at the corner of Lot Nos. 3 and 4; thence with the line between said two lots, South 88 deg. 15' East 686 feet to an iron pin and 15 inch elm at the southwest corner of the property conveyed to Nathan Curry Smith, Jr. and wife, Jean Owen Smith, by deed from Maude A. J. Smith and husband, of record in Book 2103, Page 67, said Register's Office; thence with Smith's westerly line North 17 deg. East 267 feet to a 10 inch elm, Smith's northwest corner in the northerly line of Lot No. 1; thence with the northerly line of said lot, North 87 deg. 15' West 792 feet to the center of Dickerson Pike; thence with the center of said Pike, South 10 deg. East 272.8 feet to the beginning.

Being the same property conveyed by Nashville Christian Advancement Academy, Inc., a Tennessee corporation, to Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation, by Warranty Deed of record in Instrument No. 20191021-0107566, in the Register's Office for Davidson County, Tennessee.

Being the same property as described on survey prepared by John M. Duffer, RLS No. 1431, with James + Associates, Inc., dated August 8, 2022, last revised September 16, 2022, and being more particularly described as follows:

Land located in the 8th Councilmanic District of Nashville, Davidson County, Tennessee on Dickerson Pike near Due West Avenue. Being the westerly portion of Lots 1, 2 & 3 On the Map Showing A. C. Webb's Subdivision of the North 17.50 Acres Of His Demoville Tract of record in Plat Book 974, Page 27, R.O.D.C. and being more particularly described as follows:

Beginning in the easterly right-of-way of Dickerson Pike at a southwesterly corner of Woodbine Community Organization, (WCO), Inc. property of record as Instrument No. 20211102-0107566, Register's Office of Davidson County (R.O.D.C.), said point of beginning being the

northwesterly corner of the subject tract and having Tennessee State Plane Coordinate (NAD 83) values of North 700,417.91, East 1,745,090.98;

Thence with the southerly boundaries of said WCO property; GML, Inc. property of record in Deed Book 5055, Page 561, R.O.D.C.; George W. Smiley property of record as Instrument No. 20170306-0022020, R.O.D.C.; Michael Ackerman property of record as Instrument No. 20130707-0069579, R.O.D C.; Sanny W. Dorsey, et ux, Alice M. Dorsey property of record as Instrument No. 20120111-0003022, R.O.D.C. and Equity Trust Company Custion FBO Mildred Franco Chen IRA property of record as Instrument No. 20160818-0086532, R.O.D.C. South 83° 23' 08" East, passing an iron rod at 184.82 feet and continuing on, in all, 739.06 feet to a concrete monument at a northwesterly corner of Alan C. Smith property of record in Deed Book 9988, Page 625, R.O.D.C.;

Thence with the westerly boundary of said Smith property South 15° 44' 20" West, 261.59 feet to a concrete monument in the northerly boundary of Alan C. Smith property of record Deed Book 8214, Page 829, R.O.D.C.;

Thence with said northerly boundary and the northerly boundary of Candida M. Miskell property of record as Instrument No. 20150220-0014591, R.O.D.C. North 84° 41' 07" West, 650.05 feet to the easterly right-of-way of Dickerson Pike;

Thence with said right-of-way northwesterly with a curve to the right 277.16 feet to the beginning, said curve having a radius of 11,420.00 feet, a central angle of 01° 23' 26" and a chord of 277.15 feet at North 03° 17' 43" West.

Containing 184,668 Square Feet or 4.24 Acres, more or less

TOGETHER WITH a Temporary Construction and Grading Easement Agreement between Woodbine Community Organization, Inc., a Tennessee nonprofit corporation, and Alan C Smith, dated July 14, 2023 and recorded in Instrument No. 20230714-0054267, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes for the year 2023 and for subsequent years.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 6087, Page 161, in the Register's Office for Davidson County, Tennessee. (AS TO TRACT I)

3 Easement for a driveway and bridge for the joint use of Lots 53, 54 and 55 contained in Deed of Quit Claim and Correction, Release of Vendor's Lien, dated September 8, 1976, of record in Book 5081, Page 539, in said Register's Office. (AS TO TRACT I)

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7857, Page 674, in said Register's Office. (AS TO TRACT I)

5. Matters shown on Plat of A. C. Webb's Subdivision of record in Book 974, Page 27, in said Register's Office. (AS TO TRACT II)

6. Easement Agreement of record in Book 5621, Page 690, in said Register's Office. (AS TO TRACT II)

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7857, Page 674 and Book 8024, Page 668, in said Register's Office. (AS TO TRACT II)

8. Short Form Memorandum of Lease of record in Instrument No. 20020306-0028264, in said Register's Office, as assigned by Assignment of Lease of record in Instrument No. 20040604-0065798, in said Register's Office. (AS TO TRACT II)

9. Affordable Housing Covenant Agreement between Woodbine Community Organization (WCO), Inc. and Amazon.com NV Investment Holdings LLC, recorded on December 30, 2022 in Instrument No. 20221230-0133995, in said Register's Office. (AS TO TRACT II)

10. Matters shown on Plat of Revised Resubdivision of a Portion of Lots 1-4 On The Plan of A.C. Webb's Demoville Tract, of record in Book 5190, Page 431, in said Register's Office. (Affects Easement Parcel in Tract II)

11. Easement for passageway granted in Warranty Deed of record in Book 2103, Page 67, in said Register's Office. (Affects Easement Parcel in Tract II)

12. Easement and right-of-way granted in deeds recorded in Book 4717, Page 501 and Book 4991, Page 422, in said Register's Office. (Affects Easement Parcel in Tract II)

13. Easement Agreement of record in Book 5621, Page 690, in said Register's Office. (Affects Easement Parcel in Tract II)

14. Joint Driveway Agreement of record in Book 5621, Page 694, in said Register's Office. (Affects Easement Parcel in Tract II)