Karen Johnson Davidson County
Batch # 1086074 DEEDWARRSP
12/27/2023 03:48:29 PM 6 pgs
Fees: $33.00 Taxes: $2,183.00
20231227-0099518

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

SPECIAL WARRANTY DEED

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

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

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Ninety Thousand and 00/100 Dollars ($590,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13 day of December, 2023.

Notary Public

DEBBIE MILES NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

My Commission Expires: 5/22/2024

For and in the consideration of the sum of Five Hundred Ninety Thousand and 00/100 Dollars ($590,000.00), the receipt and sufficiency of which are hereby acknowledged, **WCO 910 ROBINSON, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **WCO ROBINSON 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 (the "Property").

The Property is unimproved property located at 910 Robinson Road, Old Hickory, Davidson County, TN 37138.

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.

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.

Grantor covenants with Grantee that 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 defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Executed this 21 day of December, 2023.

[SIGNATURE APPEARS ON THE FOLLOWING PAGES

GRANTOR:

WCO 910 ROBINSON, LLC, a Tennessee limited liability company

By: _____
Anthony B. Woodham, President

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

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Anthony B. 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 President of WCO 910 Robinson, LLC, a Tennessee limited liability company, the within named bargainor, and he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such President.

Witness my hand and seal at office in Nashville, Tennessee, this 13 day of December, 2023.

_____
Notary Public

My Commission Expires: 5/22/2024

DEBBIE MILES
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

EXHIBIT A

PROPERTY DESCRIPTION

Approximately 1.964 acres of land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a concrete monument at the intersection of the westerly margin of Robinson Road and the southerly margin of Bennett Drive; thence with the margin of Robinson Road, South 41 degrees 4 7 minutes East 231. 9 feet to a point, the northeast comer of The Knoll, Section 1, a plat of which is recorded in Book 2330, Page 94, Register's Office for Davidson County, Tennessee, thence with the north line of subdivision, South 50 degrees 02 minutes West 351.6 feet to a concrete monument, the southeast comer of Lot 49 of Section 3 of the Knoll; a plat of which is of record in Book 2854, Page 110, said Register's Office; thence with the lines of Lots 49 and 52 of said subdivision, North 40 degrees 04 minutes East 278.48 feet to a monument in the south margin of Bennett Drive; thence with the south margin of Bennett Drive around a curve having a radius of 453.28 feet, a distance of 4.61 feet to a monument; North 60 degrees 41 minutes East 86.96 feet to a monument; around a curve having a radius of 525 feet, a distance of 114.23 feet to a monument; North 48 degrees 13 minutes East 110.39 feet to a monument; thence around a radius of the intersection of Bennett Drive and Robinson Road, a curve with a radius of 25 feet and a distance of 39.27 feet to the beginning, as shown on the plat of said subdivision, of record in Book 2854, Page 110, Register's Office for Davidson County, Tennessee.

Included in the above description, but hereby excluded is that portion of the property conveyed to the State of Tennessee described in Book 4406, Page 775, Book 4419, Page 334 and Book 4782, Page 43, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Woodbine Community Organization (WCO), Inc. to WCO 910 Robinson, LLC by Quitclaim Deed of record in Instrument No. 20211124-0156302, in the Register's Office for Davidson County, Tennessee.

The above described legal description is the same property as described on survey prepared by John M. Duffer, RLS No. 1431, with James + Associates, Inc., dated September 12, 2023, File No. 1819-11, and being more particularly described as follows:

Land located in the 11th Councilmanic District of Nashville, Davidson County, Tennessee on Robinson Road at Bennett Drive. Being an un-numbered tract marked "C. G. BENNETT" on the final plat of Section Three, The Knoll, of record in Plat Book 2854, Page 110, Register's Office of Davidson County (R.O.D.C.) and being more particularly described as follows:

Beginning in the southerly right-of-way of Robinson Road at the westerly boundary of The Knoll subdivision of record in Plat Book 2330, Page 94, Register's Office of Davidson County (R.O.D.C.), said point of beginning being South 54° 10' 13" West, 10.00 from an iron rod at a northwesterly corner of Lot 1 on said subdivision and having Tennessee State Plane Coordinate (NAD 83) values of North 703,435.40, East 1,773,096.29; Thence with said westerly boundary of The Knoll South 54° 10' 13" West, 325.68 feet to an iron rod in the northerly boundary of Section Three, The Knoll of record in Plat Book 2854, Page 110, R.O.D.C.; Thence with said boundary of Section Three, The Knoll North 36° 03' 15" West, passing a concrete monument at

90.35 feet and continuing on, in all, 278.42 feet to the easterly right-of-way of Bennett Drive; Thence with said right-of-way as follows: Northeasterly with a curve to the right 4.61 feet to an iron rod, said curve having a radius of 453.28 feet, a central angle of 00° 35' 00" and a chord of 4.61 feet at North 64° 39' 07" East; North 64° 57' 37" East, 86.96 feet to a concrete monument; Northeasterly with a curve to the left 114.23 feet to an iron rod, said curve having a radius of 525.00 feet, a central angle of 12° 28' 00" and a chord of 114.01 feet at North 58° 43' 37" East; North 52° 29' 37" East, 90.32 feet; Southeasterly with a curve to the right 39.23 feet to the southerly right-of-way of Robinson Road, said curve having a radius of 25.00 feet, a central angle of 89° 53' 56" and a chord of 35.32 feet at South 82° 33' 25" East; Thence with said southerly right-of-way South 37° 36' 27" East, 230 .78 feet to the beginning. Containing 83,210 Square Feet or 1.91 Acres, more or less.

EXHIBIT B

Encumbrances

1. Taxes for the year 2024 and subsequent years, a lien not yet due and payable.

2. Right-of-Way and Easements of record in Book 4406, Page 775, and Book 9137, Page 38, in the Register's Office for Davidson County, Tennessee.

3. Stormwater Agreement of record by Instrument No. 20210823-0113849, in said Register's Office.

4. Agreement for the Dedication of Public Right of Way of record by Instrument No. 20211027-0144374, in said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument No. 20230929-0076578, in said Register's Office.