Davidson County DEEDQC
Recvd: 12/14/00 08:41 3pgs
Fees:14.00 Taxes:0.00
20001214-0122894

This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ.
2100 Parkway Towers
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
BRENTWOOD SUMMIT HOMEOWNERS' ASSOCIATION 15354 Old Hickory Nashville, Tennessee 37211	Same	161-246

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(4).

James W. Hardwick
JAMES W. HARDWICK

Sworn to and subscribed before me this 11th day of December, 2000.

Notary Public
My Commission Expires: April 29, 2001

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, Grandview Land Co., Inc., a Tennessee Corporation, does this date hereby transfer and convey unto the BRENTWOOD SUMMIT HOMEOWNERS' ASSOCIATION, a Tennessee Not-For-Profit Corporation, certain real estate in Davidson County, Tennessee, and more particularly described as follows:

BEING the area marked, on Exhibit A, as Open Space I including the Corridor going thereto to Enoch Drive between lots #44 and #45; Open Space II including the Corridor going thereto to Chepstow Drive between lots #11 and #12, and the Corridor going thereto to Enoch Drive between lots #2 and #3; Open Space III including the Corridor going thereto to Tintern Abbott Court between lots #23 and #24; and the Landscape Easement marked IV; Reference is hereby made to the final recorded plat for a more complete and accurate legal description, on the plan of Village of Brentwood, Phase Eleven of record in Plat Book 9700, page 949, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to GRANDVIEW LAND CO., by warranty deed from Hope Expectant, Inc., of record in Book 11076, Page 661, Register's Office for Davidson County, Tennessee.

The Villages of Brentwood is subject to the encumbrance of an ingress and egress from Village Way along Enoch Drive and Chepstow Drive to the Christ Church Pentecostal property built to such width and character as to be acceptable to the Metropolitan Government as a public road, of record in Book 11078, Page 917, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to all covenant, restrictions, right-of-ways, easements, covenants and liens of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 11th day of December, 2000.

GRANDVIEW LAND CO., INC.

BY: James W. Hardwick
James W. Hardwick
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Hardwick, with whom I am personally acquainted, who acknowledged himself to be the President of Grandview Land Co., Inc., a Tennessee Corporation, and stated that he as President, being authorized so to do, executed the foregoing instrument by signing the name of the Corporation by himself as President, and that the same was executed for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of December, 2000.

NOTARY PUBLIC

My Commission Expires: Apr 29, 2001

Exhibit A

CERTIFICATE OF OWNERSHIP

I hereby certify that I (or we) are the owner(s) of the property shown and described hereon as evidenced in Book 11899 Page 881 Davidson County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plat constitutes offers of irrevocable dedication for all public roads, utilities, and other facilities shown hereon as required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County

Name James W. Haverlock Date [illegible]

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the herein shown subdivision plat represents a Class "A" survey having an unadjusted ratio of precision of 1:10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

STEVEN D. DALE REGISTERED LAND SURVEYOR TENNESSEE

Name Steven D. Dale Date 4-5-99

COMMISSION CERTIFICATION

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee

Secretary [signature] Date 6/22/99

SUBDIVISION NUMBER 44-81-U/99S-097U

RECORD

Recorded 6-22-99 Book 9100 Page 949 in the Register's Office for Davidson County, Tennessee.

TOTAL AREA = 16.246 ACRES

Scale 1" = 60'

BEARING	DISTANCE
L1	N 87°17'38" E 180.00'
L2	S 87°17'38" W 180.00'
L3	S 87°17'38" W 180.00'
L4	N 87°17'38" E 180.00'
L5	N 87°17'38" E 180.00'
L6	S 87°17'38" W 180.00'
L7	S 87°17'38" W 180.00'
L8	N 87°17'38" E 180.00'
L9	N 87°17'38" E 180.00'
L10	S 87°17'38" W 180.00'
L11	S 87°17'38" W 180.00'
L12	N 87°17'38" E 180.00'
L13	N 87°17'38" E 180.00'
L14	S 87°17'38" W 180.00'
L15	S 87°17'38" W 180.00'
L16	N 87°17'38" E 180.00'
L17	N 87°17'38" E 180.00'
L18	S 87°17'38" W 180.00'
L19	S 87°17'38" W 180.00'
L20	N 87°17'38" E 180.00'
L21	N 87°17'38" E 180.00'
L22	S 87°17'38" W 180.00'
L23	S 87°17'38" W 180.00'
L24	N 87°17'38" E 180.00'
L25	N 87°17'38" E 180.00'
L26	S 87°17'38" W 180.00'
L27	S 87°17'38" W 180.00'
L28	N 87°17'38" E 180.00'
L29	N 87°17'38" E 180.00'
L30	S 87°17'38" W 180.00'
L31	S 87°17'38" W 180.00'
L32	N 87°17'38" E 180.00'
L33	N 87°17'38" E 180.00'
L34	S 87°17'38" W 180.00'
L35	S 87°17'38" W 180.00'
L36	N 87°17'38" E 180.00'
L37	N 87°17'38" E 180.00'
L38	S 87°17'38" W 180.00'
L39	S 87°17'38" W 180.00'
L40	N 87°17'38" E 180.00'
L41	N 87°17'38" E 180.00'
L42	S 87°17'38" W 180.00'
L43	S 87°17'38" W 180.00'
L44	N 87°17'38" E 180.00'
L45	N 87°17'38" E 180.00'
L46	S 87°17'38" W 180.00'
L47	S 87°17'38" W 180.00'
L48	N 87°17'38" E 180.00'
L49	N 87°17'38" E 180.00'
L50	S 87°17'38" W 180.00'
L51	S 87°17'38" W 180.00'
L52	N 87°17'38" E 180.00'
L53	N 87°17'38" E 180.00'
L54	S 87°17'38" W 180.00'
L55	S 87°17'38" W 180.00'
L56	N 87°17'38" E 180.00'
L57	N 87°17'38" E 180.00'
L58	S 87°17'38" W 180.00'
L59	S 87°17'38" W 180.00'
L60	N 87°17'38" E 180.00'
L61	N 87°17'38" E 180.00'
L62	S 87°17'38" W 180.00'
L63	S 87°17'38" W 180.00'
L64	N 87°17'38" E 180.00'
L65	N 87°17'38" E 180.00'
L66	S 87°17'38" W 180.00'
L67	S 87°17'38" W 180.00'
L68	N 87°17'38" E 180.00'
L69	N 87°17'38" E 180.00'
L70	S 87°17'38" W 180.00'
L71	S 87°17'38" W 180.00'
L72	N 87°17'38" E 180.00'
L73	N 87°17'38" E 180.00'
L74	S 87°17'38" W 180.00'
L75	S 87°17'38" W 180.00'
L76	N 87°17'38" E 180.00'
L77	N 87°17'38" E 180.00'
L78	S 87°17'38" W 180.00'
L79	S 87°17'38" W 180.00'
L80	N 87°17'38" E 180.00'
L81	N 87°17'38" E 180.00'
L82	S 87°17'38" W 180.00'
L83	S 87°17'38" W 180.00'
L84	N 87°17'38" E 180.00'
L85	N 87°17'38" E 180.00'
L86	S 87°17'38" W 180.00'
L87	S 87°17'38" W 180.00'
L88	N 87°17'38" E 180.00'
L89	N 87°17'38" E 180.00'
L90	S 87°17'38" W 180.00'
L91	S 87°17'38" W 180.00'
L92	N 87°17'38" E 180.00'
L93	N 87°17'38" E 180.00'
L94	S 87°17'38" W 180.00'
L95	S 87°17'38" W 180.00'
L96	N 87°17'38" E 180.00'
L97	N 87°17'38" E 180.00'
L98	S 87°17'38" W 180.00'
L99	S 87°17'38" W 180.00'
L100	N 87°17'38" E 180.00'

LOT	ACRES	SQUARE FEET
1	0.000	0.00
2	0.000	0.00
3	0.000	0.00
4	0.000	0.00
5	0.000	0.00
6	0.000	0.00
7	0.000	0.00
8	0.000	0.00
9	0.000	0.00
10	0.000	0.00
11	0.000	0.00
12	0.000	0.00
13	0.000	0.00
14	0.000	0.00
15	0.000	0.00
16	0.000	0.00
17	0.000	0.00
18	0.000	0.00
19	0.000	0.00
20	0.000	0.00
21	0.000	0.00
22	0.000	0.00
23	0.000	0.00
24	0.000	0.00
25	0.000	0.00
26	0.000	0.00
27	0.000	0.00
28	0.000	0.00
29	0.000	0.00
30	0.000	0.00
31	0.000	0.00
32	0.000	0.00
33	0.000	0.00
34	0.000	0.00
35	0.000	0.00
36	0.000	0.00
37	0.000	0.00
38	0.000	0.00
39	0.000	0.00
40	0.000	0.00
41	0.000	0.00
42	0.000	0.00
43	0.000	0.00
44	0.000	0.00
45	0.000	0.00
46	0.000	0.00
47	0.000	0.00
48	0.000	0.00
49	0.000	0.00
50	0.000	0.00
51	0.000	0.00
52	0.000	0.00

LOT	ACRES	SQUARE FEET
101	0.000	0.00
102	0.000	0.00
103	0.000	0.00
104	0.000	0.00
105	0.000	0.00
106	0.000	0.00
107	0.000	0.00
108	0.000	0.00
109	0.000	0.00
110	0.000	0.00
111	0.000	0.00
112	0.000	0.00
113	0.000	0.00
114	0.000	0.00
115	0.000	0.00
116	0.000	0.00
117	0.000	0.00
118	0.000	0.00
119	0.000	0.00
120	0.000	0.00
121	0.000	0.00
122	0.000	0.00
123	0.000	0.00
124	0.000	0.00
125	0.000	0.00
126	0.000	0.00
127	0.000	0.00
128	0.000	0.00
129	0.000	0.00
130	0.000	0.00
131	0.000	0.00
132	0.000	0.00
133	0.000	0.00
134	0.000	0.00
135	0.000	0.00
136	0.000	0.00
137	0.000	0.00
138	0.000	0.00
139	0.000	0.00
140	0.000	0.00
141	0.000	0.00
142	0.000	0.00
143	0.000	0.00
144	0.000	0.00
145	0.000	0.00
146	0.000	0.00
147	0.000	0.00
148	0.000	0.00
149	0.000	0.00
150	0.000	0.00
151	0.000	0.00
152	0.000	0.00

GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO SUBDIVIDE PARCEL 3410 INTO 52 LOTS
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 0820-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, DATED SEPTEMBER 09, 1980.
3. PARCEL NUMBER SHOWN THIS 6300 PERTAIN TO PROPERTY TAX MAP 097-16-0
4. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS.
5. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
6. THE PROPERTY SHOWN HEREON CONTAINS 16.246 ACRES OF LAND MORE OR LESS
7. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP PANEL NO 470046-0310 DATED JUNE 15, 1980.
8. PROPERTY CORNERS SHOWN THUS ○ ARE MARKED BY IRON RODS.
9. BEARINGS SHOWN ARE BASED ON VILLAGES OF BRENTWOOD, PHASE ITEM A OF RECORD IN PLAT BOOK 7900, PAGE 313, R.O.D.C., TN.
10. A PUBLIC UTILITY EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAYS SHALL HEREBY BE MADE A PART OF THIS RECORDING. ON CORNER LOTS WHERE FRONT YARD BUILDING SETBACKS ARE LESS THAN FIFTEEN FEET (15'), THE EASEMENT WIDTH SHALL BE REDUCED ACCORDINGLY.
11. PROPERTY OWNER
GRANDVIEW LAND COMPANY, INC.
13304 OLD HICKORY BOULEVARD
NASHVILLE, TENNESSEE
12. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES WILL BE REQUIRED FOR EACH PARCEL.
13. THIS PROPERTY SHALL COMPLY WITH THE REQUIREMENTS OF ORDINANCE NO 94-1104 (TREE ORDINANCE).
14. NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND ARE VERIFIED BY THE DEPARTMENT OF TRAFFIC AND PARKING ON ALL STREETS IN WHICH THE LOT DEPENDS FOR ACCESS.
15. ONLY DISTRIBUTIONS PERMITTED BY SECTION 17.28.190 OF THE METROPOLITAN ZONING ORDINANCE ARE PERMITTED OUTSIDE THE BUILDING ENVELOPE OF A PLANNED UNIT DEVELOPMENT.
16. THIS PLAT IS BEING RECORDED AS A PART OF A RESIDENTIAL PUD OVERLAY DISTRICT ENACTED BY ZONING ORDINANCE 64-81-U.
17. SEE RECLAMATION OF COVENANTS RECORDED IN BOOK 11580, PAGE 578, R.O.D.C., TN

R-10 Res. PUD

TYPICAL LOT SETBACK AND PUBLIC UTILITY AND DRAINAGE EASEMENT

FINAL PLAT
VILLAGES OF BRENTWOOD
PHASE ELEVEN
32nd COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
DATE: FEBRUARY 15, 1999
SCALE: 1" = 60'
JOB NO. 98039

DALE & ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
(615) 297-5166

DALE AND ASSOCIATES
Consulting Civil Engineers
Land Planners
Surveyors