Davidson County DEEDQC
Recvd: 06/21/07 14:56 3 pgs
Fees:17.00 Taxes:0.00
20070621-0074414

This Instrument prepared by:
R. Patrick Parker
615 Main Street
P.O. Box 60429
Nashville, Tennessee 37206

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Chateau Valley Homeowners Association, a Tennessee nonprofit corporation **c/o William Hegwood, President** **3317 William Bailey Drive** **Nashville, Tennessee 37207**	**Same**	**059-15-0-A 150.00**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Cumberland Builders, Inc.**, a Tennessee corporation, by these presents does hereby quitclaim and convey unto **Chateau Valley Homeowners Association**, a Tennessee nonprofit corporation, its successors and assigns, all of its right, title and interest in and to the following described tracts of land:

SEE EXHIBIT A

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 30th day of ~~April~~ May, 2007, Chateau Associates, Ltd., having caused its name to be signed hereto by its duly authorized general partner on said day and date.

CUMBERLAND BUILDERS, INC., a Tennessee corporation

By: _____
Cathy Hardaway

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cathy Hardaway, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of Cumberland Builders, Inc., a Tennessee corporation and is authorized to execute this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2007.

Debbie Stefanka
Notary Public

My Commission expires:
9/20/10

DEBBIE STEFANKA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me, this the 30th day of May, 2007.

Cathy Hardaway
Affiant

DEBBIE STEFANKA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Debbie Stefanka
Notary Public

My commission expires: 9/20/2008

EXHIBIT A

OPEN COMMON AREA - CHATEAU VALLEY - PHASE FOUR

Being land located in Nashville, Davidson County, Tennessee, being described as Map/Parcel 059-15-0-A 150.00 CO by the Tax Assessor's Office for Davidson County, Tennessee and being further described as Open Space and Public Utility and Drainage Easement as shown on the Final Plat of Phase Four, Chateau Valley as of record in Plat Book by Instrument #20070207-0016366, Register's Office for Davidson County (R.O.D.C.), Tennessee. Said Open Space is calculated by this Final Plat and being more particularly described as follows:

BEGINNING at the rear common corner of Lot 64, Chateau Valley Phase Three, of record in Plat Book by Instrument #20001103-0109136 and Lot 63, Chateau Valley Phase Four, of record in Plat Book by Instrument #20070207-0016366, R.O.D.C., and continuing the following calls and distances:

1. **From the point of beginning with the common property line of Lots 63-59, North 60 degrees 44 minutes 11 seconds East, 313.30 feet; thence,**
2. **With the common property line of Lots 58-56, North 46 degrees 20 minutes 14 seconds East, 202.14 feet; thence,**
3. **With the common property line of Lots 55-53, North 53 degrees 12 minutes 36 seconds East, 205.35; thence,**
4. **With the common property line of part of the Open Space of Chateau Valley Phase One, of record as Instrument No: 20050103-0000576, South 29 degrees 15 minutes 49 seconds East, 124.24 feet; thence,**
5. **With the common property line of part of Lot 50 and Lots 49-47, Nocturne Forest Phase One, of record in Plat Book 7900, Page 22, R.O.D.C., and Lots 46-44 and part of Lot 43, Nocturne Forest Phase Two, of record as Instrument #20000602-0055004, South 60 degrees 59 minutes 26 seconds West, 712.68 feet; thence,**
6. **With the common property line of the Open Common Area, Chateau Valley Phase Three, of record as Instrument #20001103-0109136 and by deed of record to the Chateau Valley Homeowners Association Instrument #20060405-0039304, R.O.D.C., North 29 degrees 15 minutes 49 seconds West, 43.92 feet to the Point of Beginning and containing 50,318 square feet or 1.155 acres, more or less, as calculated by the above courses and distances, according to Final Plat of Phase Four, Chateau Valley, prepared by Ragan-Smith Associates, Inc., by Kevin Birdwell, Tennessee Registered Land Surveyor Number 1797, dated July 13, 2006, Job No. 88-063.**