THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $ - 0 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 15TH DAY OF NOVEMBER, 2009.

Notary Public
My Commission Expires: 11-22-10
(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FROM:
BRIDGEWATER HERMITAGE, LLC

TO:
BRIDGEWATER HOMEOWNER'S ASSOCIATION, INC.

ADDRESS OF NEW OWNER:
Bridgewater Homeowner's Association, Inc.
c/o Timmons Properties, Inc.
413 Welshwood Drive; Suite 200
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.:
098060A07800CO
098060A07900CO
098060A08000CO
098060A08100CO
098060A08200CO
098060A08300CO
098060A08400CO
098060A08500CO
098060A12700CO
098060A12800CO
098060A12900CO
098060A13000CO
098060A13100CO
098060A13200CO
098060A13300CO
098060A13400CO
098060A23700CO
098060A23800CO
098060A26800CO
098060A26900CO

BILL GARRETT, Davidson County
Trans:T20090076698 DEEDQC
Recvd: 11/10/09 09:01 2 pgs
Fees:12.00 Taxes:0.00
20091110-0103837

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, BRIDGEWATER HERMITAGE, LLC, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto BRIDGEWATER HOMEOWNER'S ASSOCIATION, INC., hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to any and all "Open Space" located in Phase 1 – Section "A", Bridgewater; Phase One, Section B, Bridgewater, Revision to Lot 109, Bridgewater, Phase One, Section B; Phase Two, Section C, Bridgewater; and Phase Two, Section D, Bridgewater, as such "Open Space" appears on the following plats of record:

1. Open Space A, B, C, D, E, F, G, and H of Phase 1 – Section "A", Bridgewater of record in Instrument 20051104-0133897, Register's Office for Davidson County, Tennessee.

2. Open Space shown as 42,848.5; 15,321.1; 9,157; 7,271; 1,943; 18,606; 195,012 square feet of Phase One, Section B, Bridgewater of record in Instrument 20060425-0046949, Register's Office for Davidson County, Tennessee.

3. Open Space shown as 3,598 square feet of Phase One, Section B, Bridgewater of record in Instrument 20060425-0046949, Register's Office for Davidson County, Tennessee, and Revised to Open Space shown as 5,851 square feet of Revision to Lot 109, Bridgewater, Phase One, Section B, of record in Instrument 20080219-0016216, Register's Office for Davidson County, Tennessee.

4. Open Space A & B, of Phase Two, Section C, Bridgewater of record in Instrument 20070614-0071360, Register's Office for Davidson County, Tennessee.

5. Open Space Area A & B, of Phase Two, Section D, Bridgewater of record in Instrument 20070419-0047123, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Bridgewater Hermitage, LLC, by deed from Nancy Smith Waddey and Neal Smith and Frances June Smith and Eric Edward Smith and Hermitage Church of Christ, Heirs of the Estate of F. E. Smith, Jr., Annie Pearl Sanders Smith, and Edward Ewing Smith, of record in Instrument 20041215-0149116, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

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

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 5th day of November, 2009.

GRANTORS - BRIDGEWATER HERMITAGE, LLC

FC Batson Chief Manager

By: Frank C. Batson, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson, with whom I am personally acquainted and who upon his oath, acknowledged himself to be the Chief Manager, respectively of Bridgewater Hermitage, LLC, the within named bargainer, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Frank C. Batson, as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 2009.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.