This instrument prepared by:
Dale and Associates, Inc.
516 Heather Place
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20100013469 DEEDQC
Recvd: 03/05/10 15:51 3 pgs
Fees:17.00 Taxes:0.00
20100305-0017338

# QUITCLAIM DEED

| Address of new property owner as follows: | Send Tax Bills To: | Map-Parcel No. |
|---|---|---|
| Parks at Priest Lake Homeowner's Association, Inc. | | **150060A90300CO** |
| 7024 Church Street | (Same) | **150060B90000CO** |
| Brentwood, Tennessee 37027 | | **150060B90100CO** |
| | | **150060A90400CO** |
| | | **150060A90500CO** |

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) the receipt and sufficiency of which is hereby acknowledged, **Umbrella Investment Corporation**, a Tennessee corporation (the "Grantor") by these presents does hereby quitclaim and convey unto **Parks at Priest Lake Homeowner's Association, Inc.** , a Tennessee non-profit corporation and its respective successors and assigns (the "Grantee"), all of the Grantor's right, title, and interest in and to the following described tract of land in Davidson County, Tennessee:

All of the open space (including without limitation, all drainage easements and the water quality ponds and he Buffer yards located thereon) in the Parks at Priest Lake Subdivision 1st Revision in the 29th Councilmanic District, Nashville all as shown on the final plat of record in Instrument Number 20100108-0002095, in the Register's Office of Davidson County Tennessee and in the Alicia Lane Subdivision in the 29th Councilmanic District, Nashville all as shown on the final plat of record in Instrument Number 20090910-0084797, in the Register's Office of Davidson County Tennessee.

Being part of the same property conveyed to Umbrella Investment Corporation, a Tennessee corporation, by Warranty Deed from The Parks at Priest Lake L.L.C. of record in Instrument Number 20070102-0000292 in the Register's Office for Davidson County Tennessee and property conveyed to Umbrella Investment Corporation, a Tennessee corporation, by Warranty Deed from Larry Hall of record in Instrument Number 20090220-0015121 in the Register's Office for Davidson County Tennessee

The property is more fully described as follows:

**Parcel Number 150060A90300CO and 150060B9000CO**

Beginning at a point on the west margin of Anderson Road, at the southeast corner of the land of Donna Scurlock, of record in Deed Book 8419, Page 545 in the Register's Office for Davidson County, Tennessee; thence with the west margin of said road South 10 degrees, 38 minutes, 41 seconds West 67.81 feet; thence leaving Anderson Road and following the boundary of Open Space 1, on the plat of First Revision of the Parks at Priest Lake Subdivision, Phase One, of record in Instrument Number 20100108-002095 said Register's Office as follows:

North 79 degrees, 27 minutes, 42 seconds West 88.11 feet;

Thence, South 10 degrees, 44 minutes, 02 seconds West 134.19 feet;

Thence, North 79 degrees, 22 minutes, 06 seconds West 91.75 feet;

Thence, South 85 degrees, 12 minutes, 26 seconds West 223.68 feet;

Thence, South 03 degrees, 46 minutes, 56 seconds East 334.89 feet;

Thence, South 28 degrees, 47 minutes, 22 seconds West 167.67 feet;

Thence, North 80 degrees, 55 minutes, 28 seconds West 141.82 feet to a point on the East margin of Alicia Lane;

Thence, thence with the said Alicia Lane North 08 degrees, 03 minutes, 32 seconds East 20 feet to a point;

Thence leaving Alicia Lane and continuing with the boundary of the aforesaid Open Space 1 as follows:

South 80 degrees, 55 minutes, 28 seconds East 142.07 feet;

Thence; North 00 degrees, 19 minutes, 17 seconds East 50.46 feet;

Thence; North 00 degrees, 01 minutes, 28 seconds East 50.50 feet;

Thence; North 02 degrees, 01 minutes, 36 seconds East 50.28 feet;

Thence; North 04 degrees, 53 minutes, 55 seconds East 50.14 feet;

Thence; North 04 degrees, 30 minutes, 33 seconds East 59.67 feet;

Thence; North 04 degrees, 05 minutes, 20 seconds East 59.79 feet;

Thence; North 01 degrees, 25 minutes, 29 seconds East 57.87 feet;

Thence; North 12 degrees, 11 minutes, 15 seconds East 57.86 feet;

Thence; North 09 degrees, 11 minutes, 08 seconds West 57.70 feet;

Thence; North 13 degrees, 07 minutes, 07 seconds West 57.98 feet;

Thence; North 19 degrees, 21 minutes, 26 seconds West 58.07 feet, to a point;

Thence; to the beginning of a curve to the left having a radius of 758 feet, a chord bearing of North 27 degrees, 29 minutes, 28 seconds West 116.16 feet;

Thence; North 17 degrees, 21 minutes, 10 seconds East 34.02 feet to the southwest corner of the aforesaid Donna Scurlock land;

Thence; with the Scurlock's south line South 80 degrees, 47 minutes, 32 seconds East 580.85 feet to the point of beginning, containing 3.014 acres.

**Parcel Number 150060B90100CO and 150060A90400CO**

Beginning at a point on the west margin of Alicia Lane, the same point being on the south boundary of the plan of First Revision of the Parks at Priest Lake, Phase One, aforesaid of record in Instrument Number 20100108-0002095; thence leaving Alicia Lane North 80 degrees, 55 minutes, 28 seconds West 18 feet to the southwest corner of said plat; thence with the boundary of same:

North 08 degrees, 57 minutes, 34 seconds East 122.70 feet;

Thence; North 43 degrees, 42 minutes, 22 seconds West 487.29 feet to a point on the south margin of Loralie Lane as shown on said plan;

Thence; with the south margin of Loralie Lane North 70 degrees, 46 minutes, 48 seconds East 21.98 feet;

Thence; leaving Loralie Lane and following the boundary line of Open Space 3 on said plan;

Thence; South 43 degrees, 42 minutes, 22 seconds East 318.98 feet to a point on the west margin of Alicia Lane;

Thence; with the margin of same South 08 degrees, 03 minutes, 32 seconds West 135.81 feet to the point of beginning, containing 0.198 acres;

**Parcel Number 150060A90500CO**

Beginning at a point on the north margin of Loralie Lane, the same point being located on the boundary of the plan of the aforesaid First Revision of the Parks at Priest Lake; thence; with the boundary of same North 43 degrees, 42 minutes, 22 seconds West 113.36 feet;

Thence; North 66 degrees, 54 minutes, 46 seconds East 21.37 feet;

Thence; leaving said boundary and following the line of Open Space 2, South 43 degrees, 42 minutes, 22 seconds East 114.95 feet to a point on the north margin of Loralie Lane;

Thence; with the margin of same South 70 degrees, 46 minutes, 48 seconds West 21.98 feet to the point of beginning, containing 0.052 acres.

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

Witness my hand the 5 day of March 2010 the bargaining party, having caused my name to be signed hereto on said day and date.

Umbrella Investment Corporation,
A Tennessee corporation

By: _____
Justin Cutler

Its: President

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Justin Cutler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the President of Umbrella Investment Corporation, the within named bargainer, a Tennessee corporation, and that as such Offcier, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation ad President.

Witness my hand and seal, at office in Nashville, this 5th day of March 2010.

_____
Notary Public
My Commission Expires:_____

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me, this the 5 day of March 2010.

_____
Notary Public
My Commission Expires:_____

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013