BILL GARRETT, Davidson County
Trans:T20110005794 DEEDQC
Recvd: 01/28/11 14:17 6 pgs
Fees:32.00 Taxes:0.00
20110128-0007971

This Instrument Prepared By:
James C. Cotey, Esq.
STITES & HARBISON, PLLC
SunTrust Plaza, Suite 800
401 Commerce Street
Nashville, Tennessee 37219

Address New Owner:
Cane Ridge Farms
Homeowners Association, Inc.
c/o Preferred Property Management, LLC
1820 Memorial Boulevard
Murfreesboro, Tennessee 37129

Send Tax Bills To:
Same

Tax Parcel Number(s):
See Exhibit A

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), and other good and valuable consideration, the receipt of all of which is hereby acknowledged, PINNACLE NATIONAL BANK, a national banking association ("Grantor"), has bargained and by these presents does quitclaim unto CANE RIDGE FARMS HOMEOWNERS ASSOCIATION, INC., a Tennessee non-profit corporation ("Grantee"), its successors and assigns, any and all interests that it may have in certain tracts or parcels of land in Davidson County, Tennessee, described as follows (the "Property"):

SEE THE REAL PROPERTY DESCRIBED ON THE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

GRANTOR IS NOT MAKING ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, NO WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE, ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITION, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY.

<Signatures and notary acknowledgments appear on the following page.>

WITNESS my hand this the 27th day of January, 2011.

PINNACLE NATIONAL BANK, a national banking association

By: _____
Allen Dixon, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sharon B. Moorhead a Notary Public of said County and State, personally appeared Allen Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President (or other officer authorized to execute the instrument) of PINNACLE NATIONAL BANK, the within named bargainor, a national banking association (the "Bank"), and that he as such Senior Vice President (or other officer authorized to execute the instrument) executed the foregoing instrument for the purposes therein contained, by signing the name of the Bank by himself as Senior Vice President.

Witness my hand and seal, at Office in Nashville, Tennessee, this the 27 day of January, 2011.

_____
Notary Public

My Commission Expires: 11/7/12

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is One and No/100 Dollar ($1.00).

_____

Sworn and subscribed this the 27 day of January, 2011.

_____
Notary Public

My Commission Expires: 11/7/12

11034N:100803:879067:2:NASHVILLE

EXHIBIT A

TAX PARCEL NUMBERS

174-11-A-150.00 CO

174-11-A-183.00 CO

174-11-A-184.00 CO

174-11-A-185.00 CO

174-11-A-186.00 CO

174-11-A-237.00 CO

174-11-A-460.00 CO

174-11-A-461.00 CO

174-11-A-462.00 CO

174-11-A-474.00 CO

174-11-A-558.00 CO

174-11-A-559.00 CO

174-11-A-560.00 CO

174-11-A-561.00 CO

174-11-A-562.00 CO

EXHIBIT B

DESCRIPTION OF THE PROPERTY

TRACT I – 174-11-A-150.00 CO

Land in Davidson County, Tennessee, being the Public Utility & Drainage Easement Open Space composed of 396,679 square feet or 9.107 acres, more or less, as shown and depicted on the Subdivision Plat of Cane Ridge Farms, Phase Three, Section One, of record in Instrument No. 20010606-0059239, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT II – 174-11-A-183.00 CO

Land in Davidson County, Tennessee, being the Public Utility & Drainage Easement composed of 5,728 square feet or 0.131 acres, more or less, as shown and depicted on the Subdivision Plat of Cane Ridge Farms, Phase Two, of record in Instrument No. 20020821-0101307, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT III – 174-11-A-184.00 CO

Land in Davidson County, Tennessee, being the Public Utility & Drainage Easement (Open Space) composed of 89,798 square feet or 2.061 acres, more or less, as shown and depicted on the Subdivision Plat of Cane Ridge Farms, Phase Two, of record in Instrument No. 20020821-0101307, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT IV – 174-11-A-185.00 CO

Land in Davidson County, Tennessee, being the Public Utility & Drainage Easement composed of 5,703 square feet or 0.131 acres, more or less, as shown and depicted on the Subdivision Plat of Cane Ridge Farms, Phase Two, of record in Instrument No. 20020821-0101307, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT V – 174-11-A-186.00 CO

Land in Davidson County, Tennessee, being the Public Utility & Drainage Easement (Open Space) composed of 18,638 square feet or 0.428 acres, more or less, as shown and depicted on the Subdivision Plat of Cane Ridge Farms, Phase Two, of record in Instrument No. 20020821-0101307, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT VI – 174-11-A-237.00 CO

Land in Davidson County, Tennessee, being the Open Space & Drainage Easement composed of 88,574.329 square feet or 2.033 acres, more or less, as shown and depicted on the Final Plat, Cane Ridge Farms, Phase Four, of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT VII – 174-11-A-460.00 CO

Land in Davidson County, Tennessee, being the Open Space & Drainage Easement composed of 58,107.338 square feet or 1.334 acres, more or less, as shown and depicted on the Final Plat Cluster – Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, of record in Instrument No. 20060531-0063598, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT VIII – 174-11-A-461.00 CO

Land in Davidson County, Tennessee, being the Open Space & Drainage Easement composed of 10,349.228 square feet or 0.238 acres, more or less, as shown and depicted on the Final Plat Cluster – Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, of record in Instrument No. 20060531-0063598, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT IX – 174-11-A-462.00 CO

Land in Davidson County, Tennessee, being the Open Space & Drainage Easement composed of 12,718.324 square feet or 0.292 acres, more or less, as shown and depicted on the Final Plat Cluster – Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, of record in Instrument No. 20060531-0063598, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT X – 174-11-A-474.00 CO

Land in Davidson County, Tennessee, being the Open Space & Drainage Easement composed of 15,612.400 square feet or 0.358 acres, more or less, as shown and depicted on the Final Plat Cluster – Lot Subdivision, Cane Ridge Farms, Phase Six, Section Three, of record in Instrument No. 20060601-0064580, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT XI – 174-11-A-558.00 CO

Land in Davidson County, Tennessee, being the Open Space & P.U.D.E. (Passive) composed of 46,534.464 square feet or 1.068 acres, more or less, as shown and depicted on the First Amendment, Cane Ridge Farms, Phase Three, Section One, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT XII – 174-11-A-559.00 CO

Land in Davidson County, Tennessee, being the Open Space & P.U.D.E. (Passive) composed of 69,749.869 square feet or 1.601 acres, more or less, as shown and depicted on the First Amendment, Cane Ridge Farms, Phase Three, Section One, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT XIII – 174-11-A-560.00 CO

Land in Davidson County, Tennessee, being the Open Space (Active) composed of 23,379.438 square feet or 0.537 acres, more or less, as shown and depicted on the First Amendment, Cane Ridge Farms, Phase Three, Section One, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT XIV – 174-11-A-561.00 CO

Land in Davidson County, Tennessee, being the Open Space & P.U.E. composed of 4,422.583 square feet or 0.102 acres, more or less, as shown and depicted on the First Amendment, Cane Ridge Farms, Phase Three, Section One, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

TRACT XV – 174-11-A-562.00 CO

Land in Davidson County, Tennessee, being the Open Space & P.U.D.E. composed of 21,677.688 square feet or 0.498 acres, more or less, as shown and depicted on the First Amendment, Cane Ridge Farms, Phase Three, Section One, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and complete description of the property.

ALL TRACTS BEING part of the same property conveyed to Pinnacle National Bank by Debtor's Deed from Cane Ridge Farms, LLC, of record in Instrument No. 20110105-0001587, in the Register's Office for Davidson County, Tennessee.