This instrument prepared by:
Alvin L. Harris, Esq.
Hubbard, Berry, & Harris, PLLC
201 Fourth Avenue, North, Suite 1420
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20110024698 DEEDQC
Recvd: 04/27/11 11:42 3 pgs
Fees:17.00 Taxes:0.00
20110427-0032200

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.
The Villages of Riverwood Homeowners Ass'n, Inc. 1018 Elm Hill Pike Nashville, Tennessee 37210	Same	common area

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, BEAZER HOMES CORP., a Tennessee corporation (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey unto The Villages of Riverwood Homeowners Association, Inc., a Tennessee non-profit corporation (hereinafter referred to as "Grantee"), and to the said Grantee's heirs, successors, and assigns, all of Grantor's right, title and interest in certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Being a part of the same property conveyed to Beazer Homes Corp., by deeds recorded as Instrument Numbers 20051219-0152198, 20051219-0152199 and 20051219-0152200, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, we have hereunto set our hands, this 20th day of APRIL, 2011.

BEAZER HOMES CORP.

By: _____
William Davis Lamb, III, LA & LD Dept. Head-Nashville

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared William Davis Lamb, III, with whom I am personally acquainted (or upon proof to me of satisfactory evidence), and acknowledged himself to be LA & LD Dept. Head-Nashville of Beazer Homes Corp., the within named bargainor, and that he, as such LA & LD Dept. Head-Nashville, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as LA & LD Dept. Head-Nashville.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this 20th day of APRIL, 2011.

Kelly Sloan
Notary Public

KELLY SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

3-10-12

The actual consideration for this transfer of property is One Dollar ($1.00) and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 20th day of APRIL, 2011.

Kelly Sloan
Notary Public

KELLY SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

3-10-12

EXHIBIT A

Being all of the property designated as the Common Elements, Limited Common Elements, Open Space, Common Area, Amenities Area(s), or such similar designation as shown on the plat of The Villages of Riverwood, Section One, Phase 2A recorded as Instrument Number 20110401-0025117 in the Register's Office for Davidson County, Tennessee, and all of the property designated as the Common Elements, Limited Common Elements, Open Space, Common Area, Amenities Area(s), or such similar designation as shown on the plat of The Villages of Riverwood, Section One, Phase 3A, Resubdivision of Lot 107 recorded as Instrument Number 20110310-0019163 in the Register's Office for Davidson County, Tennessee, but including without limitation the following parcels shown on the above-referenced plats:

The Villages of Riverwood, Section One, Phase 2A

Open Space Y	+/- 0.053 acres

The Villages of Riverwood, Section One, Phase 3A, Resubdivision of Lot 107

Open Space 11	+/- 0.042 acres
Open Space 12	+/- 0.041 acres
Open Space 13	+/- 0.041 acres
Open Space 14	+/- 0.582 acres
Open Space 15	+/- 0.041 acres
Open Space 16	+/- 0.041 acres
Open Space 17	+/- 0.041 acres
Open Space 18	+/- 0.042 acres
Total Open Space	+/- .871 acres

Being a part of the same property conveyed to Beazer Homes Corp. by deeds recorded as Instrument Numbers 20051219-0152198, 20051219-0152199 and 20051219-0152200, Register's Office for Davidson County, Tennessee.