BILL GARRETT, Davidson County
Trans:T20110074015 DEEDQC
Recvd: 11/22/11 14:18 3 pgs
Fees:17.00 Taxes:0.00
20111122-0091517

THIS INSTRUMENT PREPARED BY:
Freedom Title Services
109 Hazel Path, Suite 2
Hendersonville, TN 37075

MAP.GROUP.PARCEL: 007 000 221 00

NEW OWNERS:
Magnolia Station Homeowners' Association, Inc.
1900 Tinnin Road, A-5
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owners

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **MAGNOLIA PROPERTIES, L.L.C., a Tennessee Limited Liability Company,** by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto **Magnolia Station Homeowners' Association, Inc.**, its heirs and assigns forever, the property described as follows:

See Exhibit A, attached hereto

Being part of the same property conveyed to the Grantor by deed of record in Instrument No. 20040325-0033638, Register's Office for Davidson County, Tennessee.

Magnolia Properties, LLC

By: _____

Title: Manager Magnolia Prop. LLC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Richard Uselton, in his capacity as Manager of Magnolia Properties, LLC, the bargainer with whom I am personally acquainted, and acknowledged that he, with full authority so to do, executed the foregoing document on behalf of the LLC for the purposes therein contained.

Witness my hand and official seal at, Nashville, Tennessee, this the day of November, 2011..

Notary Public
My Commission Expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $00.00.

AFFIANT

Sworn to and subscribed before me, this 11th day of November, 2011.

Notary Public
My Commission Expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A
LEGAL DESCRIPTION

A tract of land the 10th Councilmanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Magnolia properties, L.L.C., by Richard E. Farmer, et ux in a deed of record which is recorded in Instrument Number 20040325-0033638, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (old), the southeast corner of Lot 14, Hudgin Acres Estates, being a plat of record in Book 7900, Page 99, RODCT, in the westerly boundary of Lot 89, of Grizzard manor, Section IV, being a plat of record in Book 4675, Page 156, RODCT, the northeast corner of this tract, and continuing, as follows:

S 48°03'08" W, passing a common corner of said Lot 89 and Lot 90, and continuing on passing a common corner of Lot 90 and 91, and continuing on in all, 562.29 feet to a point in the westerly boundary of said lot 91, a corner of a tract of land which belongs to Magnolia station Condominiums, having a deed reference in Instrument Number 20030827-0124444, RODCT; thence, N 42°31'13" W, 19.70 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to magnolia Station Condominiums, a corner of a Lot 2, of Wilford Bailey Property, 1st Revision, being a plat of record in Book 11700, Page 149, RODCT; thence with the boundary of said Lot 2, as follows: N 48°03'08" E, 195.08 feet to an iron pin (old); thence, N 42°41'27" W, 110.99 feet to an iron pin (old); thence, S 86°33'24" W, 239.08 feet to an iron pin (old), in the northerly boundary of said Lot 2, a corner of lot 1, of Wilford Bailey Property, 1st Revision; thence, N 03°50'03" W, 126.75 feet to an iron pin (old), a corner of said Lot 1, in the southerly boundary of a tract of land which belongs to Anthony L. Locke, having a deed reference in Book 10494, Page 708, RORCT; thence, N 86°29'54" E, passing a common corner of said tract of land which belongs to Anthony L. Locke, and said Lot 14, of Hudgin Acres Estates, and continuing on in all, 609.95 feet, to the point of beginning, containing **1.88 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated November 4, 2011.

The above described tract of land may be found on Tax Map 7, Parcel 221, in the Tax Assessor's Office for Davidson County, Tennessee.