BILL GARRETT, Davidson County
Trans:T20120058708 DEEDQC
Recvd: 08/08/12 10:39 4 pgs
Fees:22.00 Taxes:0.00
20120808-0070650

THIS INSTRUMENT PREPARED BY:
PERRONE & YOUNG, ATTYS.
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map and Parcel #
Battery Park Homeowner's Association, Inc. 321 Billingsly Court, Suite 19 Franklin, TN 37067	**Battery Park Homeowner's Association, Inc.** 321 Billingsly Court, Suite 19 Franklin, TN 37067	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **Aubrey B. Harwell, Jr., Trustee** by these presents does hereby quitclaim and convey unto **Battery Park Homeowner's Association, Inc.**, its successors and assigns, all right, title and interest in and to that certain tract of land located in Davidson County, Tennessee, being commonly known as all common areas as set forth on the Plan of Final Plat of Battery Park of record in Instrument No. 20120726-0065866, Register's Office for Davidson County, Tennessee, more particularly described as follows:

All property described on Exhibit A attached hereto.

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

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

Witness my hand this 2nd day of August, 2012.

Aubrey B. Harwell, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Aubrey B. Harwell, Jr., Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office at Nashville, Tennessee on this 2nd day of August, 2012.

Notary Public

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 8/17/15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is *$ -0-* and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 2nd day of August, 2012.

NOTARY PUBLIC

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/3/2015

EXHIBIT A
LEGAL DESCRIPTION OF COMMON AREAS

PROPERTY DESCRIPTION – PARCEL 900

Beginning at an iron road situated in the southerly margin of Battery Lane, said point also being the northeast corner of the Jay and Kelly Montgomery property of record in Instrument No. 20030319-0036599, in the Register's Office for Davidson County, Tennessee.

Thence, along said road, S 83°19'49" E, a distance of 266.53 feet to an iron rod;

Thence, leaving said road, S 06°40'11" W, a distance of 26.58 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 28°19'04", a radius of 48.50 feet, a tangent of 12.24 feet, a length of 23.97 feet, and having a chord which bears S 20°49'43" W, a distance of 23.73 feet to an iron rod;

Thence, S 34°59'15" W, a distance of 60.22 feet to an iron rod;

Thence, along a curve to the left, having a central angle of 00°41'01", a radius of 150.00 feet, a tangent of 0.89 feet, a length of 1.79 feet, and having a chord which bears S 34°38'45" W, a distance of 1.79 feet to an iron rod;

Thence, N 83°19'49" W, a distance of 203.94 feet to an iron rod;

Thence, S 08°06'43" W, a distance of 543.47 feet to an iron rod;

Thence, S 84°28'55" E, a distance of 418.75 feet to an iron rod;

Thence, N 08° 00'51" E, a distance of 412.31 feet to an iron rod;

Thence, N 83°19'49" W, a distance of 53.31 feet to an iron rod;

Thence, N 06°40'11" E, a distance of 104.00 feet to an iron rod;

Thence, N 83°19'49" W, a distance of 104.72 feet to an iron rod;

Thence, N 39°51'21" E, a distance of 33.27 feet to an iron rod;

Thence, along a curve to the left, having a central angle of 33°11'09", a radius of 100.00 feet, a tangent of 29.80 feet, a length of 57.92 feet, and having a chord which bears N 23°15'46" E, a distance of 57.11 feet to an iron rod;

Thence, N 06°40'11" E, a distance of 40.28 feet to an iron rod situated in the southerly margin of Battery Lane;

Thence, along said road, S 83°19'49" E, a distance of 158.84 feet to an iron rod;

Thence, leaving said road, S 08°00'51" W, a distance of 668.66 feet to an iron rod;

Thence, N 84°28'55" W, a distance of 478.86 feet to an iron rod;

Thence, N 08°06'43" E, a distance of 678.31 feet to the point of beginning and containing 98,903.166 square feet or 2.271 acres of land.

Being a portion of the land conveyed to Aubrey B Harwell, Jr. Trustee of record in Instrument No. 20060203-0014077, Book 10193, Page 777 and Book 10233, Page 146, in the Register's Office for Davidson County, Tennessee.

EXHIBIT A (continued)

PROPERTY DESCRIPTION – PARCEL 901

Commencing at an iron road situated in the southerly margin of Battery Lane, said point also being the northeast corner of the Jay and Kelly Montgomery property of record in Instrument No. 20030319-0036599, in the Register's Office for Davidson County, Tennessee.

Thence, along said road, S 83°19'49" E, a distance of 266.53 feet to the point of beginning of the herein described tract of land;

Thence, along said road, S 83°19'49" E, a distance of 52.00 feet to an iron rod;

Thence, S 06°40'11" W, a distance of 40.28 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 33°11'09", a radius of 100.00 feet, a tangent of 29.80 feet, a length of 57.92 feet, and having a chord which bears S 23°15'46" W, a distance of 57.11 feet to an iron rod;

Thence, S 39°51'21" W, a distance of 77.36 feet to an iron rod;

Thence, along a curve to the left, having a central angle of 21°56'46", a radius of 75.00 feet, a tangent of 14.54 feet, a length of 28.73 feet, and having a chord which bears S 28°52'58" W, a distance of 28.55 feet to an iron rod;

Thence, along a curve to the left, having a central angle of 26°54'54", a radius of 282.00 feet, a tangent of 67.48 feet, a length of 132.47 feet, and having a chord which bears S 04°27'08" W, a distance of 131.26 feet to an iron rod;

Thence, S 09°00'18" E, a distance of 26.80 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 35°46'28", a radius of 168.00 feet, a tangent of 54.22 feet, a length of 104.90 feet, and having a chord which bears S 08°52'56" W, a distance of 103.20 feet to an iron rod;

Thence, S 26°46'10" W, a distance of 18.59 feet to an iron rod;

Thence, along a curve to the left, having a central angle of 18°43'13", a radius of 132.00 feet, a tangent of 21.76 feet, a length of 43.13 feet, and having a chord which bears S 17°24'33" W, a distance of 42.94 feet to an iron rod;

Thence, along a curve to the left, having a central angle of 60°25'42", a radius of 25.00 feet, a tangent of 14.56 feet, a length of 26.37 feet, and having a chord which bears S 22°09'54" E, a distance of 25.16 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 111°30'06", a radius of 62.00 feet, a tangent of 90.30 feet, a length of 120.17 feet, and having a chord which bears S 03°08'48" W, a distance of 102.22 feet to an iron rod;

Thence, along a curve to the left, having a central angle of 53°09'16", a radius of 10.00 feet, a tangent of 5.00 feet, a length of 9.28 feet, and having a chord which bears S 32°05'43" W, a distance of 8.95 feet to an iron rod;

Thence, S 05°31'05" W, a distance of 4.49 feet to an iron rod;

Thence, N 84°28'55" W, a distance of 64.34 feet to an iron rod;

Thence, N 05°31'05" E, a distance of 6.55 feet to an iron rod;

Thence, along a curve to the left, having a central angle of 44°41'29", a radius of 25.00 feet, a tangent of 10.28 feet, a length of 19.50 feet, and having a chord which bears N 16°49'40" W, a distance of 19.01 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 100°07'03", a radius of 54.00 feet, a tangent of 64.49 feet, a length of 94.36 feet, and having a chord which bears N 10°53'07" E, a distance of 82.80 feet to an

iron rod;

Thence, along a curve to the left, having a central angle of 56°33'41", a radius of 25.00 feet, a tangent of 13.45 feet, a length of 24.68 feet, and having a chord which bears N 32°39'48" E, a distance of 23.69 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 22°23'13", a radius of 173.00 feet, a tangent of 34.23 feet, a length of 67.60 feet, and having a chord which bears N 15°34'33" E, a distance of 67.17 feet to an iron rod;

Thence, N 26°46'10" E, a distance of 18.59 feet to an iron rod;

Thence, along a curve to the left, having a central angle of 35°46'28", a radius of 127.00 feet, a tangent of 40.99 feet, a length of 79.30 feet, and having a chord which bears N 08°52'56" E, a distance of 78.01 feet to an iron rod;

Thence, N 09°00'18" W, a distance of 26.80 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 15°08'21", a radius of 323.00 feet, a tangent of 42.92 feet, a length of 85.35 feet, and having a chord which bears N 01°26'08" W, a distance of 85.10 feet to an iron rod;

Thence, N 83°19'49" W, a distance of 178.83 feet to an iron rod;

Thence, N 08°06'43" E, a distance of 20.01 feet to an iron rod;

Thence, S 83°19'49" E, a distance of 178.76 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 11°03'04", a radius of 323.00 feet, a tangent of 31.25 feet, a length of 62.30 feet, and having a chord which bears N 15°12'31" E, a distance of 62.20 feet to an iron rod;

Thence, N 20°44'03" E, a distance of 26.15 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 14°15'12", a radius of 150.00 feet, a tangent of 18.75 feet, a length of 37.32 feet, and having a chord which bears N 27°51'39" E, a distance of 37.22 feet to an iron rod;

Thence, N 34°59'15" E, a distance of 60.22 feet to an iron rod;

Thence, along a curve to the left, having a central angle of 28°19'04", a radius of 48.50 feet, a tangent of 12.24 feet, a length of 23.97 feet, and having a chord which bears N 20°49'43" E, a distance of 23.73 feet to an iron rod;

Thence, N 06°40'11" E, a distance of 26.58 feet to the point of beginning and containing 39,292.918 square feet or 0.902 acres of land.

Being a portion of the land conveyed to Aubrey B Harwell, Jr. Trustee of record in Instrument No. 20060203-0014077, Book 10193, Page 777 and Book 10233, Page 146, in the Register's Office for Davidson County, Tennessee.