BILL GARRETT, Davidson County
Trans:T20120086883 DEEDQC
Recvd: 11/14/12 13:12 4 pgs
Fees:22.00 Taxes:0.00
20121114-0104836

This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Baker, Donelson, Bearman, Caldwell & Berkowitz
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Duncanwood Reserve Owner's Association, Inc. 2002 Richard Jones Road, Suite C-208 Nashville, Tennessee 37215	Same
Map & Parcel No.: Part of 131-080-149-00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, DUNCANWOOD RESERVE, LLC, a Tennessee limited liability company ("Grantor") does hereby quitclaim and convey unto DUNCANWOOD RESERVE OWNER'S ASSOCIATION, Inc., a Tennessee non-profit corporation ("Grantee"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is unimproved property on Duncanwood Avenue, Nashville, Tennessee.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31 day of October, 2012.

DUNCANWOOD RESERVE, LLC, a
Tennessee limited liability company

By: _____
Print Name: MICAH CACHICK
Title: PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, ~~MICAH LACHER~~ Lori C. Netherly, a Notary Public in and for said County and State, MICAH LACHER, with whom I am personally acquainted, and who acknowledged that he[she] executed the within instrument for the purposes therein contained, and who further acknowledged that he[she] is the PRESIDENT of DUNCANWOOD RESERVE, LLC, a Tennessee limited liability company, the grantor of the foregoing instrument, and is authorized by such grantor to execute this instrument on behalf of such grantor.

WITNESS my hand, at office, this 31 day of October, 2012.

Lori C. Netherly
NOTARY PUBLIC

LORI C. NETHERLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
7/8/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 13th day of ~~October~~ November, 2012.

Teresa A. Beardsley
NOTARY PUBLIC

TERESA A. BEARDSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
7/6/15

Exhibit A

Tax Map 131-080-149-00

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the southerly right-of-way line of Duncanwood Drive, at a corner common with Lot 50 of Duncanwood, as of record in Plat Book 1424, Page 139, at the Register's Office for Davidson County, Tennessee, also being the property of Freddy L. & Elizabeth Murillo, as of record in Instrument Number: 20071130-0139330, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of Duncanwood Drive, South 84 deg 18 min 05 sec East, 420.30 feet to an existing iron rod, at a corner common with Lot 25 of Duncanwood, also being the property of Merrill Waynick, as of record in Deed Book 4547, Page 301, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said Lot 25, South 09 deg 48 min 12 sec West, 216.20 feet to an existing pk nail, at a corner common with Lot 24 of Duncanwood, also being the property of Henry L. & Susan B. Hipkens, as of record in Deed Book 9881, Page 697, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 24, South 84 deg 34 min 38 sec East, 406.56 feet to a point in the southerly property line of Lot 23 of Duncanwood, also being the property of Martin B. & Elizabeth B. Raynor, as of record in Instrument Number: 20090511-0043263, at the Register's Office for Davidson County, Tennessee;

Thence with a line through the property of Monroe Harding Children's Home, as of record in Deed Book 1339, Page 282, at the Register's Office for Davidson County, Tennessee for the following eleven calls;

1) South 46 deg 34 min 03 sec West, 91.92 feet to a point;

2) South 02 deg 31 min 21 sec West, 143.82 feet to a point;

3) South 40 deg 27 min 48 sec West, 245.68 feet to an iron rod set;

4) South 89 deg 48 min 17 sec West, 250.68 feet to an iron rod set;

5) With a curve to the right, along an arc length of 326.27 feet, the central angle of which is 296 deg 43 min 37 sec, the radius of which is 63.00 feet, the chord of which is South 89 deg 48 min 17 sec West, 66.09 feet to an iron rod set;

6) South 89 deg 48 min 17 sec West, 123.58 feet to an iron rod set;

7) North 01 deg 06 min 45 sec East, 233.95 feet to an iron rod set;

8) North 16 deg 37 min 59 sec West, 78.42 feet to an iron rod set;

9) North 13 deg 02 min 23 sec West, 82.37 feet to an iron rod set;

10) North 25 deg 31 min 51 sec West, 67.02 feet to an iron rod set;

11) North 55 deg 58 min 25 sec West, 78.95 feet to an existing concrete monument, at a corner common with said Lot 50;

Thence with the easterly property line of Lot 50, North 05 deg 08 min 44 sec East, 195.34 feet to the POINT OF BEGINNING. Containing 353,069 square feet or 8.105 acres more or less.

Less and except Lots 1 - 15 and all land within the right of way of Duncanwood Court as shown on the Final Subdivision Plat of Duncanwood Phase II, of record as Instrument No. 20121018-0095689, said Register's Office.

Being part of the same property conveyed to Duncanwood Reserve, LLC by Special Warranty Deed from Monroe Harding, Inc., of record as Instrument No. 20120409-0029637, Register's Office for Davidson County, Tennessee.