STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP 181-00-0
P/O PARCEL NOS.
019.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this 23RD Day of May, 2013.

My Commission Expires: 9/9/2014

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: WEISS & WEISS, ATTORNEYS AT LAW
1900 Church Street, Suite 301, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:

SUGAR VALLEY HOMEOWNERS' ASSOCIATION, INC.,
A TENNESSEE NONPROFIT CORORATION
c/o Maxine Sullivan
7005 Venetian Way
Murfreesboro, Tennessee 37129

SEND TAX BILLS TO:

"NEW OWNERS"

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sugar Valley, G.P., a Tennessee General Partnership**, hereinafter called the "**Grantor**", does hereby quitclaim and convey all of its rights, title and interest to hereinafter **Sugar Valley Homeowners' Association, Inc., a Tennessee Nonprofit Corporation**, called the "**Grantee**", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Any and all "Open Space", as described on the Plan of Phase One 2nd Addition to Sugar Valley, RS-10 Cluster Lot Subdivision, of record in Instrument No.20050105-0001853; the Plan of Phase Two 2nd Addition to Sugar Valley, RS-10 Cluster Lot Subdivision,, of record in Instrument No.20060322-0032604; and, the Plan of Section One of Phase Three 2nd addition to Sugar Valley, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20071214-0143931, Register's Office for Davidson County, Tennessee, to which plans reference is hereby made for a more complete description.

BEING part of the same property conveyed to Sugar Valley, G.P., a Tennessee General Partnership by Warranty Deed from Delvin Farms, L.P., a Tennessee Limited Partnership, of record in Instrument No. 20021210-0152156, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 23RD Day of May, 2013.

Davidson County DEEDQC
Recvd: 05/23/13 14:51 2 pgs
Fees:12.00 Taxes:0.00
20130523-0052433

Sugar Valley, G.P.,
a Tennessee General Partnership
By: Y&H, a Tennessee General Partnership,
Its General Partner

By: Yazdian Construction Co.,
a Tennessee General Partnership,
Its General Partner

By: _____
Fred Yazdian, Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Managing General Partner of Yazdian Construction Co., a Tennessee General Partnership, the general partner of Y&H, a Tennessee General Partnership, the general partner of Sugar Valley, G.P., a Tennessee General Partnership, the within named bargainor, and that he as such Managing General Partner of Yazdian Construction Co., a Tennessee General Partnership, the general partner of Y&H, a Tennessee General Partnership, the general partner of Sugar Valley, G.P., a Tennessee General Partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of Yazdian Construction Co., a Tennessee General Partnership, as the general partner of Y&H, a Tennessee General Partnership, as the general partner of Sugar Valley, G.P., a Tennessee General Partnership, by himself as such Managing General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 23rd Day of May, 2013.

My Commission Expires: 9/9/2014

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Peter Weiss, do make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original.

_____
Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/2014

_____
Notary Public

DEE F. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON