QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130060187 DEEDQC
Recvd: 07/15/13 14:40 3 pgs
Fees:17.00 Taxes:0.00
20130715-0073072

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Rick Blackburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF JULY, 2013.

NOTARY PUBLIC

RICHARD W. SEBASTIAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26731SP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	187 00 0 009.00 (PO) 187 00 0 178.00 (PO) 187 00 0 154.00 (PO) 187 00 0 155.00 (PO)

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, McGowan Investments, Inc., a Tennessee corporation **("Grantor")**, by these presents, quitclaims, grants and conveys unto Regent Homes, LLC, a Tennessee Limited Liability Company, a Tennessee Limited Liability Company **("Grantee")**, its successors and/or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED.

FOR INFORMATION PURPOSES ONLY

Property Address: Proposed Phase I & II Burkitt Springs Subdivision, Nashville, Davidson County, TN.

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.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 11th day of July, 2013.

McGowan Investments, Inc., a
Tennessee Corporation

By: _____
David C. McGowan, Jr., President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the President of McGowan Investments, Inc., a Tennessee Corporation, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, on July 11, 2013.

Notary Public



NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE

EXHIBIT "A"

LEGAL
DESCRIPTION FOR
PHASE 1 AND 2 OF BURKITT SPRINGS

METRO NASHVILLE, DAVIDSON COUNTY TENNESSEE

BEING A CERTAIN TRACT OF LAND LYING IN THE 31ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND A PORTION OF THE LANDS CONVEYED TO MCGOWAN INVESTMENTS LLC BY DOCUMENT # 20121231-0120692, AS RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF MCGOWAN PROPERTY OF WHICH THIS IS A PART, AND ALSO BEING THE SOUTHWESTERLY CORNER OF THE GENE H. SMITH PROPERTY OF RECORD IN INSTRUMENT # 20020827-0103555, R.O.D.C.;, AND IN THE NORTHERLY LINE OF THE BURKITT PLACE DEVELOPMENT, LLC PROPERTY OF RECORD IN INSTRUMENT # 20050816-0096917, R.O.D.C.; THENCE LEAVING SMITH AND WITH THE SOUTH LINE OF MCGOWAN AND THE NORTHERLY LINE OF SAID BURKITT PLACE NORTH 37°49'24" WEST, 1511.00 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE OF BURKITT PLACE AND RUNNING INTO THE MCGOWAN LANDS NORTH 34°15'05" EAST, A DISTANCE OF 42.70 FEET TO A POINT; THENCE NORTH 52°45'36" EAST, A DISTANCE OF 50.60 FEET TO A POINT; THENCE NORTH 36°54'01" EAST, A DISTANCE OF 346.20 FEET TO A POINT; THENCE NORTH 07°15'33" EAST, A DISTANCE OF 53.89 FEET TO A POINT; THENCE NORTH 16°37'46" EAST, A DISTANCE OF 96.62 FEET TO A POINT; THENCE NORTH 02°05'44" WEST, A DISTANCE OF 72.33 FEET TO A POINT; THENCE NORTH 88°41'01" EAST, A DISTANCE OF 39.63 FEET TO A POINT; THENCE SOUTH 81°24'59" EAST, A DISTANCE OF 28.63 FEET TO A POINT; THENCE SOUTH 04°37'43" WEST, A DISTANCE OF 28.02 FEET TO A POINT; THENCE NORTH 04°37'43" EAST, A DISTANCE OF 28.02 FEET TO A POINT; THENCE SOUTH 04°37'43" WEST, A DISTANCE OF 28.02 FEET TO A POINT; THENCE SOUTH 04°37'43" WEST, A DISTANCE OF 106.98 FEET TO A POINT; THENCE SOUTH 80°39'07" EAST, A DISTANCE OF 85.64 FEET TO A POINT; THENCE SOUTH 84°42'10" EAST, A DISTANCE OF 44.65 FEET TO A POINT; THENCE SOUTH 85°22'17" EAST, A DISTANCE OF 110.00 FEET TO A POINT; THENCE NORTH 81°06'53" EAST, A DISTANCE OF 51.42 FEET TO A POINT; THENCE SOUTH 85°22'17" EAST, A DISTANCE OF 105.00 FEET TO A POINT; THENCE SOUTH 85°22'17" EAST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 04°37'43" WEST, A DISTANCE OF 47.70 FEET TO A POINT; THENCE SOUTH 85°22'17" EAST, A DISTANCE OF 105.65 FEET TO A POINT; THENCE SOUTH 85°22'17" EAST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 04°37'43" WEST, A DISTANCE OF 20.22 FEET TO A POINT; THENCE SOUTH 85°20'45" EAST, A DISTANCE OF 112.84 FEET TO A POINT; THENCE SOUTH 85°20'45" EAST, A DISTANCE OF 30.00 FEET TO A POINT IN THE WEST LINE OF GENE H. SMITH PROPERTY OF RECORD IN INSTRUMENT # 20020827-0103555, R.O.D.C.; THENCE, WITH THE WESTERLY LINE OF SAID GENE H. SMITH PROPERTY THE FOLLOWING FOUR COURSES:
THENCE SOUTH 04°45'01" WEST, A DISTANCE OF 272.30 FEET TO A POINT;
SOUTH 5°53'53" WEST, A DISTANCE OF 332.27 FEET TO A POINT;
SOUTH 5°21'18" WEST, A DISTANCE OF 897.85 FEET TO THE POINT OF BEGINNING.
AND CONTAINING 22.254 ACRES, MORE OR LESS.