G#25208-2 BOX #14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50.00 .

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 15th day of August, 2013

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/6/14

This Instrument Prepared By:
John T. Cook, Attorney At Law
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

MAP 063-04-0-A
PARCELS 038-00CO; 903-00CO;
900-00CO; 901-00CO; and, 902-00CO

ADDRESS NEW OWNER AS:
Cleveland Hall Homeowners
Association, Inc.
c/o Ghertner & Co.
P. O. Box 24520
Nashville, TN 37202

SEND TAX BILLS TO:
"New Owner"

BILL GARRETT, Davidson County
Trans:T20130070922 DEEDWARR
Recvd: 08/16/13 13:33 2 pgs
Fees:12.00 Taxes:0.00

20130816-0086466

WARRANTY DEED

IN ACCORDANCE with the Declaration of Covenants, Conditions, and Restrictions, of record in Book 11725, Page 76, and as supplemented and amended, in the Register's Office for Davidson County, Tennessee, previously executed by the Grantor herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Cleveland Hall, LLC, a Tennessee limited liability company,** hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Cleveland Hall Homeowners Association, Inc., a not-for-profit corporation,** hereinafter called the "Grantee", its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

ALL "Open Space" or "Common Area" as shown on the Plan of Cleveland Hall Subdivision, Phase One, a Planned Unit Development, as of record in Book 11700, Page 51, and Surveyor's Certificate of Correction, of record in Instrument No. 199912090301348; Final Plat of Cleveland Hall Subdivision, Phase Two, a Planned Unit Development, as of record in Instrument No. 20020304-0026804, as of record in Instrument No. 20020304-0026804; Final Plat of Cleveland Hall Subdivision, Phase Three, a Planned Unit Development, as of record in Instrument No. 20060106-0002332; Plan of Cleveland Hall Subdivision, Phase Four, a Planned Unit Development, as of record in Instrument No. 20080201-0010505; and, Final Plat of Cleveland Hall Subdivision, Phase Five, a Planned Unit Development, as of record in Instrument No. 20120809-0071180, all of record in the Register's Office for Davidson County, to which said plans reference is hereby made for a complete and accurate legal description thereof.

BEING part of the same property conveyed to Cleveland Hall, LLC, a Tennessee limited liability company, by Successor Trustee's Special Warranty Deed dated December 4, 1997, from John M. Baird, Successor Trustee, of record in Book 10713, Page 250, and by Deed of Correction dated August 30, 1999, of record in Book 11642, Page 821, and by Deed of Correction dated October 21, 1999, of record in Book 11714, Page 126, Register's Office for Davidson County, Tennessee.

THE CONVEYANCE OF THIS PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. The Common Area above-referred is to be held for the common uses and enjoyment of the owners of all lots on the Plans of Cleveland Hall Subdivision, a Planned Unit Development, as aforementioned in the Register's Office for Davidson County, Tennessee, and the members of Cleveland Hall Homeowners' Association, Inc., and not for the public at large (except as provided on said plans).

2. All of the terms and conditions of the Declaration of Covenants, Conditions and Restrictions applicable to the Plans of Cleveland Hall Subdivision, of record in Book 11725, Page 76, and as amended in Instrument No. 20051202-0144894, in Instrument No. 20071220-0146113, and in Instrument No. 20081014-0103112, and made applicable to Phase 4 in Instrument No. 20080208-0013290, and further amended in Instrument No. 20120912-0082762, in the Register's Office for Davidson County, Tennessee.

3. The terms, conditions, powers, limitations, and purposes as contained in the Charter of Cleveland Hall Homeowners' Association, Inc., of record in Book 11725, Page 70, said Register's Office, and the By-Laws of the said Association appended to said Declarations aforementioned.

4. Any use and/or development of the Common Areas shall be limited to recreational or other related activities and shall not in any event include the use or development for residential or commercial building.

5. Easements as shown on the above referenced plans.

TO HAVE AND TO HOLD the said tracts or parcels of land, together with appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and does further covenant and bind itself and its successors and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, it successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 herein has executed this conveyance, by its duly authorized agent, this the 15th day of August, 2013.

Cleveland Hall, LLC,
a Tennessee limited liability company

By: _____
W. Allen Bryan, III
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W. Allen Bryan, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Cleveland Hall, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2013.

My Commission Expires: 2/13/17

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

C:\KG\COMMON AREA.CLEVELAND