Q
Bk 34
26883

QUITCLAIM DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF OCTOBER, 2013.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26883SP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Ste. 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	172-032

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Regent Parkside, LLC, a Tennessee Limited Liability Company **("Grantor")**, by these presents, quitclaims, grants and conveys unto Regent Homes, LLC, 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:

Being a 9.547 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being the Charles White Property of record in Deed Book 10689, page 70, in the Register's Office for Davidson County, Tennessee, more particularly described according to Survey by Cherry Land Surveying, Inc., dated February 27, 2007, as follows:

Beginning at an iron rod (new) set on the northerly margin of Mt. Pisgah Road, said point being the most southwesterly corner of an open space tract on the Plan of Christiansted Valley, Phase One, Revision One, of record as Instrument No. 20010209-0012852 in the Register's Office for Davidson County, Tennessee, and the most southeasterly corner of the herein-described tract;

Thence, with the northerly margin of Mt. Pisgah Road the following two calls: North 83 deg. 03 min. 01 sec. West a distance of 475.46 feet to an iron rod (new); thence North 86 deg. 09 min. 40 sec. West a distance of 141.38 feet to an iron rod (new);

Thence leaving said margin of Mt. Pisgah Road and with the easterly line of the Mary F. Hyman, Trustee, et al, property of record in Deed Book 9701, page 212, Register's Office for Davidson County, Tennessee, and the Karen A. Cashion Property of record in Deed Book 4587, page 388, in said Register's Office, North 06 deg. 03 min. 04 sec. East a distance of 598.84 feet to an iron rod (new);

Thence with the southerly line of Harvard Estates, Section Two, of record in Plat Book 4675, page 61, in said Register's Office, the following two calls: South 76 deg. 35 min. 13 sec. East a distance of 190.00 feet to a concrete monument (old); thence North 63 deg. 16 min. 23 sec. East a distance of 513.38 feet to an iron rod (old);

Thence with the westerly line of the aforesaid Plan of Christiansted Valley, Phase One, Revision One, South 06 deg. 16 min. 44 sec. West a distance of 854.44 feet to the point of beginning, containing 9.547 acres or 415,853 square feet, more or less.

BILL GARRETT, Davidson County
Trans:T20130087501 DEEDQC
Recvd: 10/09/13 13:59 2 pgs
Fees:12.00 Taxes:0.00
20131009-0106144

Being the same property conveyed to Regent Parkside, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Charles White and wife, Harriet D. White, of record as Instrument No. 20071001-0116601 in the Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY
Property Address: Proposed Lot 1-31, Parkside Subdivision, Nashville, 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 8th day of October, 2013.

REGENT PARKSIDE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

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 Regent Parkside, LLC, 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 limited liability company by himself as President.

Witness my hand, at office, on October 8, 2013.

Notary Public

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE