| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Fredericksburg Homeowners Association, Inc.**<br>**c/o David Floyd & Associates, Inc.**<br>**2400 Crestmoor Road**<br>**Nashville, Tennessee 37215** | **17100017500**<br>**171030A22900CO** | **SAME** |
| This instrument prepared by: Bradley Arant Boult Cummings LLP<br>1600 Division Street, Suite 700, Nashville, Tennessee 37203 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Radnor Homes, Inc.,** a Nevada limited partnership (the "Grantor") by these presents does hereby sell, assign and quitclaim to **Fredericksburg Homeowners Association, Inc**. a Tennessee corporation, (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Property"):

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

BILL GARRETT, Davidson County
Trans:T20130091083 DEEDQC
Recvd: 10/23/13 11:59 4 pgs
Fees:22.00 Taxes:0.00
20131023-0110469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 21st day of October, 2013.

Notary Public

My Commission Expires: _____

THERESA HOSTETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 9th day of October, 2013.

**RADNOR HOMES, INC.**
a Tennessee corporation

By: _____

Title: VP - Finance

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Vanessa Neyland, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kevin Hahm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the VP of Finance of Radnor Homes, Inc., a Tennessee corporation, the within named bargainor, and that he/she, as such VP of Finance, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such VP of Finance.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 09 day of October, 2013.

_____
Notary Public

My Commission Expires:
6/05/2016

VANESSA NEYLAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**EXHIBIT A**

**(Legal Description)**

**TRACT I: Map-Parcel 17100017500**

Being a 2.412 more or less acre tract of land lying in the 32nd Councilmanic District of Davidson County, Tennessee and being more particularly described as follows:

Starting at a point on the easterly margin of Cloverland Drive, said point being the most northwesterly corner of Lot 11 on the Plan of "Brentwood Gardens" of record in Book 1130, page 16, Register's Office for Davidson County, Tennessee. Thence with the northerly line of said Lot 11, South 89 degrees 07 minutes 46 seconds East a distance of 500.00 feet to the most northeasterly corner of said Lot 11, the Point of Beginning. Thence with a new line, severing the Niederhauser Property, the following calls: South 89 degrees 07 minutes 46 seconds East a distance of 212.61 feet to a point; thence North 30 degrees 29 minutes 55 seconds East a distance of 276.06 feet to a point; thence around a curve to the right through a central angle of 73 degrees 24 minutes 20 seconds, a radius of 275.00 feet, an arc distance of 352.32 feet, a chord bearing of South 30 degrees 12 minutes 23 seconds East, a chord distance of 328.72 feet to a point, said point being the most northeasterly corner of Lot 43 on the plan of Fredericksburg, Section 6B as of record in Book 9700, page 151, Register's Office Davidson County, Tennessee; thence with the northerly line of said plan of Fredericksburg, Section 6B the following calls: North 83 degrees 30 minutes 13 seconds West a distance of 131.91 feet to a point; thence South 27 degrees 25 minutes 10 seconds West a distance of 115.17 feet to a point; thence South 88 degrees 56 minutes 44 seconds West a distance of 181.91 feet to a point; thence South 72 degrees 06 minutes 19 seconds West a distance of 175.54 feet to a point in the easterly line of Lot 12 on the aforementioned plan of Brentwood Gardens; thence with the easterly line of said plan of Brentwood Gardens, North 04 degrees 24 minutes 43 seconds East a distance of 194.62 feet to the point of beginning. Containing 105,058 square feet or 2.412 acres, more or less.

Being the same property conveyed to Radnor Homes, Inc. by deed of record in Book 10368, page 89, Register's Office for Davidson County, Tennessee.

The foregoing Property is unimproved tract of land designated as Fredericksburg Future Development on the Plat of Fredericksburg, Section Seven of record in Book 9700, page 405, Register's Office for Davidson County, Tennessee, said property now being used as open space for the subdivision of Fredericksburg. Section 7.

**TRACT II: Map/Parcel 171030A22900CO**

Being Map and Parcel 171030A22900CO "Open Space" as shown on the plat of Fredericksburg, Section Seven of record in Book 9700, page 405, Register's Office for Davidson County, Tennessee, as revised in Book 8250, page 767, said Register's Office.

Being part of the same property conveyed to Radnor Homes, Inc. by deed of record in Book 10100, page 634, Register's Office for Davidson County, Tennessee.