OWNER:

CedarStone Homes, LLC
3716 West End Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087
FILENO: 14-0119

FROM INFORMATION SUPPLIED BY THE PARTIES

BILL GARRETT, Davidson County
Trans:T20140019148 DEEDQC
Recvd: 03/21/14 14:38 3 pgs
Fees:18.00 Taxes:555.00
20140321-0023557

Map & Parcels:

096020A02500Co	(Unit 25)
096020A02400Co	(Unit 24)
096020A02300Co	(Unit 23)
096020A02200Co	(Unit 22)
096020A02100Co	(Unit 21)
096020A02000Co	(Unit 20)
096020A01900Co	(Unit 19)
096020A01800Co	(Unit 18)
09602007400	(3.44 acres)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **DONELSON CEDARSTONE ASSOCIATES II, L.P., a Tennessee limited partnership** ("Grantor") has this day bargained and sold and by these presents do hereby quitclaim and convey unto **CEDARSTONE HOMES, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, all its interest in and to the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being **Unit Nos. 18, 19, 20, 21, 22, 23, 24 and 25** of THE BLUFFS OF CEDARSTONE, a horizontal property regime created under the provisions of the Tennessee Horizontal Property Act, T.C.A. Section 66-27-101 to 123, established by Master Deed for THE BLUFFS OF CEDARSTONE of record at Instrument No. 20070625-0075380, as amended in Instrument No. 20070720-0086753 and Instrument No. 20060406-0039502, all in the Register's Office for Davidson County, Tennessee, together with all general common elements, limited common elements, air space rights, easements, rights, improvements and all other property interest that are expressly subject to condominium ownership pursuant to the Master Deed. Reference is hereby made to the Site Plat set forth in Exhibit "B" of said Master Deed, for a more complete description of said units.

And

Land located in Davidson County, Tennessee, and being a tract or parcel of land containing 3.44 acres, more or less, known as "Proposed Lot 3, Stones River Parcel" as shown on Exhibit "C" of the Master Deed for THE BLUFFS OF CEDARSTONE of record at Instrument No. 20070625-0075380, as amended in Instrument No. 20070720-0086753 and Instrument No. 20060406-0039502, all in the Register's Office for Davidson County, Tennessee, being a portion of Lot No. 2 as shown on the plat of record in Instrument No.20060407-0040430, said Register's Office, and being more particularly described as follows:

Beginning at a point in the southeast corner of the property described herein, said point also being the northeast corner of lot two of the Donelson Cedarstone Associates Subdivision as recorded in Instrument #200604070040430, R.O.D.C., TN; Thence with said subdivision line, South 86 degrees 20 minutes 11 seconds West 351.30 feet to a point; Thence South 66 degrees 54 minutes 15 seconds West, a distance of 155.41 feet to a point; Thence North 38 degrees 00 minutes 37 seconds West, a distance of 160.00 feet to a point; Thence North 26 degrees 30 minutes 37 seconds West, a distance of 101.67 feet to a point; Thence with the Stones River, North 61 degrees 50 minutes 57 seconds East, a distance of 467.87 feet to a point; Thence leaving said river, South 32 degrees 24 minutes 13 seconds East 419.3 feet to the point of beginning and containing 3.444 acres of land more or less.

Together with appurtenant easements as set forth in Declaration of Reciprocal Easement of record in Instrument No. 20061006-01424722, said Register's Office.

Being part of the same property conveyed to **DONELSON CEDARSTONE ASSOCIATES II, L.P., a Tennessee limited partnership**, by Quitclaim Deed from DONELSON CEDARSTONE ASSOCIATES, L.P., a Tennessee limited partnership, dated October 4, 2006, and of record at Instrument Number 20061006-0124723, in the Register's Office for Davidson County, Tennessee.

This is not the personal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

WITNESS ITS SIGNATURE hereto this 19th day of March, 2014.

DONELSON CEDARSTONE ASSOCIATES II, L.P.,
a Tennessee limited partnership

by: DONESON CEDARSTONE, LLC,
a Tennessee limited liability company
Its: General Partner

by: _____
FLOYD SHECHTER, Managing Member/President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **FLOYD SHECHTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Managing Member/President** of **DONELSON CEDARSTONE, LLC**, a Tennessee limited liability company, as the **General Partner** of **DONELSON CEDARSTONE ASSOCIATES, II, L.P., a Tennessee Limited Partnership,** the within-named bargainor, and as such authorized partner, being given the authority to so do, executed the within instrument on behalf of the limited partnership by signing its name as such authorized general partner.

WITNESS my hand and official seal at office, this 19th day of March, 2014.

GREGORY S. GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 10/18/15

The actual consideration given for this transfer is $ ~~0~~ 150,000.00.

AFFIANT

Sworn to and subscribed to before me this the 19th day of March, 2014.

NOTARY PUBLIC

My commission expires: 10/18/15

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY