QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/02/14 14:47 3 pgs
Fees:17.00 Taxes:0.00
20140602-0047409

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Lara Warren
Affiant

Subscribed and sworn to me on June 2, 2014.

Dianne R. Sims
NOTARY PUBLIC

My Commission Expires: 9-11-17

DIANNE R. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Riverside Homeowners Association 2400 Crestmoor Rd. Nashville, TN 37215	SAME	142 13 0A 028.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty and Construction Co., Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Riverside Homeowners Association, Inc., hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 28 on the plat of Riverside, Phase I, a Planned Unit Development, as shown on the plan of Riverside as of record in Book 6900, pages 490, 491, and 492, revised in Book 6900, page 784, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more particular description.

TOGETHER with an undivided interest in the Common Elements (as defined in the Declaration of Easements and Restrictive Covenants for Riverside) appertaining to said lot and all other rights, powers, privileges and interests appertaining to said lot pursuant to the Restrictive Covenants.

BEING part of the same property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee corporation, by deed from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr., and Mary Handly Beard, of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

Said property is unimproved property known as 7061 Northridge Drive, Nashville, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on June 2, 2014.

John T. Rochford

[Acknowledgment on following page)

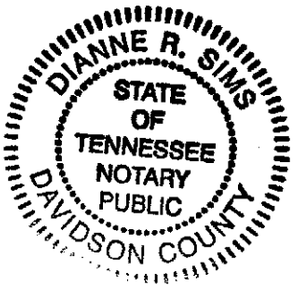
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John T. Rochford, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of Rochford Realty and Construction Company, Inc., the within named bargainor, and that he/she as such President executed the foregoing instrument for the purposes therein contained, by signing for Rochford Realty and Construction Company, Inc. by himself as President.

WITNESS MY HAND AND OFFICIAL SEAL, this the 2nd day of June, 2014.

Dianne R. Sims
Notary Public

My Commission Expires: 9-11-17



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Sims, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DIANNE R. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Dianne R. Sims
Notary's Signature

My Commission Expires: 09-11-17