BILL GARRETT, Davidson County
Trans:T20140043893 DEEDQC
Recvd: 06/20/14 11:47 5 pgs
Fees:27.00 Taxes:0.00
20140620-0054085

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

# QUITCLAIM DEED

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| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| COOK'S LANDING<br>HOMEOWNERS' ASSOCIATION, INC.<br>c/o BMCH Tennessee, LLC<br>800 Fourth Ave., S.<br>Nashville, Tennessee 37210<br>Attn: David Hughes | | Map: 109-08-OA<br>Parcels: 900.00,<br>901.00,<br>902.00,<br>903.00, and<br>904.00 |

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**WHEREAS,** by Quitclaim Deed of record at Instrument No. 20130913-0096776 in the Office of the Register of Deeds of Davidson County, Tennessee, **COOK'S LANDING,** a Tennessee general partnership ("Grantor"), previously transferred, quitclaimed and conveyed unto the **COOK'S LANDING HOMEOWNERS' ASSOCIATION, INC.,** a Tennessee not for profit corporation (the "Grantee") all its right in and to certain common areas as shown on the Final Plat of Cooks Landing Subdivision, which Plat is of record in Instrument No. 20110510-0035834, said Register's Office; and

**WHEREAS,** Grantor desires to clarify that the landscape buffer areas as shown on the Plat, were to be included in the conveyance to the Grantee;

**NOW, THEREFORE, FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COOK'S LANDING, a Tennessee general partnership, (the "Grantor") has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said COOK'S LANDING HOMEOWNERS' ASSOCIATION, INC., a Tennessee not for profit corporation (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being those areas shown as Open Space #1 (including Buffer #1), Open Space #2 (including Buffer #2), Open Space #3 (including Buffer #3), Buffer #4, Buffer #5, and the 10' "B" Buffer Yard running along and adjacent to the northern boundary of the Cooks Landing Subdivision (hereinafter referred to as "Buffer #6), all as shown on the Final Plat of Cooks Landing Subdivision, of record in Instrument Number 20110510-0035834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property (the "Subdivision").

Being a portion of the property conveyed to Cook's Landing, a Tennessee general partnership, by Quitclaim Deed, of record in Instrument Number 20040504-0050669, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters of record including but not limited to items shown on the Plat of record at Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee and the Declaration of Covenants, Conditions and Restrictions of Cook's Landing of record at Instrument No. 20111215-0097520, said Register's Office (the "Declaration").

By execution below, Grantee acknowledges its acceptance of this Quitclaim Deed, and its responsibility for future maintenance of the property conveyed hereby, pursuant to the terms of the Declaration. It is specifically understood and agreed that upon development of the properties located adjacent to the north boundary of the Subdivision, which properties are listed below, if required by either the Planning Department or the Codes Department of the Metropolitan Government of Nashville and Davidson County, Grantee shall provide landscaping and irrigation for in the areas described as Buffer Yard #5 and Buffer Yard #6. The properties located adjacent to the north boundary of the Subdivision are shown by street address and by Map and Parcel number (as currently shown on the official maps of the Assessor of Property of the Metropolitan Government of Nashville and Davidson County), as follows:

1. Map 109, Parcel 204, 12183 Old Hickory Boulevard, Hermitage, Tennessee;

2. Map 109, Parcel 205, 12171 Old Hickory Boulevard, Hermitage, Tennessee;

3. Map 109, Parcel 206, 12165 Old Hickory Boulevard, Hermitage, Tennessee;

4. Map 109, Parcel 207, 12149 Old Hickory Boulevard, Hermitage, Tennessee; and

5. Map 109, Parcel 209, 1436 Stewarts Ferry Pike, Hermitage, Tennessee.

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.

(Signature Pages to Follow)

IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names on this 19th day of June, 2014.

COOK'S LANDING, a Tennessee general partnership

By: _____
CHRIS PARDUE

Title: Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public, CHRIS PARDUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed this instrument for the purposes therein contained and who further acknowledged that he is a Partner of **COOK'S LANDING**, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand, at office, this 19th day of June, 2014.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

_____
NOTARY PUBLIC

My Commission Expires: _____

COOK'S LANDING HOMEOWNERS' ASSOCIATION, INC., a Tennessee not for profit corporation

By: _____
DAVID L. HUGHES

Title: President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public, DAVID L. HUGHES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed this instrument for the purposes therein contained and who further acknowledged that he is the President of **COOK'S LANDING HOMEOWNERS' ASSOCIATION, INC.**, a Tennessee not for profit corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 16th day of June, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 3/22/16

REBECCA K. WHITE NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Peggy F. Axford
Affiant

Subscribed and sworn before me this 19th day of June, 2014.




NOTARY PUBLIC
My Commission Expires: _____