Davidson County DEEDQC
Recvd: 06/17/15 12:09 5 pgs
Fees:27.00 Taxes:0.00
20150617-0057710

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 4th day of June, 2015.

NOTARY PUBLIC
My Commission Expires: 1-24-17

A. SCOTT HUBBARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
The Reserve at Oakleigh, LLC
500 East 96th Street, Suite 300
Indianapolis, IN 46240

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
Map 164
Parcels 180 and 181

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Stephen J. Kozy a married man, Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to the Reserve at Oakleigh, LLC, a Tennessee limited liability company, the herein described property as follows:

SEE ATTACHED EXHIBIT A

Said property is conveyed subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This is improved property known as: 3562 Pinhook Road, Antioch, Tennessee 37076.

Charlene Kozy, spouse of Stephen J. Kozy, hereby joins in the execution of this instrument for the purpose of conveying her interest in said property, if any, by virtue of her marriage or otherwise.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 4 day of June, 2015.

Stephen J. Kozy

Charlene Kozy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Stephen J. Kozy, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 4 day of June, 2015.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charlene Kozy, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 4 day of June, 2015.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

EXHIBIT A

The following is a legal description as plotted by Steven C. Matthews on the survey prepared by Dale & Associates dated December 4, 2013 and last revised May 29 2015:

Tract 1:

Land situated in the 33rd council district, Nashville, Davidson County, Tennessee, being parcel 181 on Tax Map 164, being further described as Tract 1-A, and a portion of the same land conveyed to Stephen J. Kozy by warranty deed from R. Dennis Britt and wife, Martha Lou Britt, on January 30, 2006, of record in Instrument Number 20060131-0011871, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Commencing at the approximate centerline intersection of Grovendale Trace and Pinhook Road, thence westerly 725 feet top a capped iron rod set on the northerly margin of Pinhook Road, said rod being the southeastern corner of Tract 1-B, also of record in Instrument Number 20060131-0011871, in the Register's Office for Davidson County, Tennessee, the south western corner of Tract 1-A, and the Point of Beginning;

thence leaving the margin of Pinhook Road and with the line of Tract 1-B, North 08deg57min25sex East, a distance of 1299.73 feet to a 5/8 inch capped iron rod set; thence continuing with Tract 1-B, North 08deg10min06sec East, distance of 1420.60 feet to an iron rod found in a fence row, said corner being the north east corner of Tract 1-B;

thence leaving Tract 1-B and with the line of First Freedom Bank, South 81deg30min52sec East, a distance of 237.03 feet to an iron rod found, said rod being the northwest corner of The Final Plat of Section One Harvest Grove, of record in Instrument Number 20060726-0090037, in the Register's Office for Davidson County, Tennessee;

thence with Section One of Harvest Grove for the next three calls:

thence South 08deg45sec53min West, a distance of 555.73 feet to a capped iron rod set;

thence South 08deg30min44sec West, a distance of 1404.68 feet to a capped iron rod set;

thence South 08deg27min44sec West, a distance of 758.87 feet to a capped iron rod set on the northerly margin of Pinhook Road;

thence with the margin of Pinhook Road, North 81deg45min11sec West, a distance of 236.81 feet to the Point of Beginning, containing 14.425 acres of land and being the same land conveyed to R. Dennis Britt and wife, Martha Lou Britt by warranty deed, dated April 20, 1976 from Beatrice McPeake Lofton Templeton and husband, Gerald L. Templeton, of record in Book 5017, Page 561, in the Register's Office for Davidson County, Tennessee.

Tract 2:

Land situated in the 33rd council district, Nashville, Davidson County, Tennessee, being parcel 180 on Tax Map 164, being further described as Tract 1-B, and being the same land conveyed to Stephen J. Kozy by warranty deed from R. Dennis Britt and wife, Martha Lou Britt, on January 30, 2006, or record in Instrument Number 20060131-0011871, in the Register's Office for Davidson County, Tennessee and being more particularly describe as follows:

Commencing at the approximate centerline intersection of Grovendale Trace and Pinhook Road, thence westerly 960 feet to a capped iron rod set on the northerly margin of Pinhook Road, said rod also a common corner with Normandy II General Partnership, of record in Instrument Number 20110630-0050249, in the Register's Office for Davidson County, Tennessee, the south western corner of Tract 1-B, and the Point of Beginning;

thence leaving the margin of Pinhook Road and with the line of Normandy, North

08deg32min48sec East, a distance of 2720.85 feet to an iron rod found;

thence continuing with the line of Normandy and with the line of First Freedom Bank, of record in Instrument Number 20131018-0109246, in the Register's Office for Davidson County, Tennessee, South 81deg36min39sec East, distance of 236.74 feet to an iron rod found, said corner being the north west corner of Tract 1-A;

thence leaving the line of First Freedom Bank and with the line of Tract 1-A for the next two calls;

thence South 08deg10min06sec West, a distance of 1420.60 feet to a capped iron rod set;

thence South 08deg57min25sec West, a distance of 1299.73 feet to a capped iron rod set in the northerly margin of Pinhook Road, said rod being the south west corner of Tract 1-A;

thence with the margin of Pinhook Road, North 81deg45min11sec West, a distance of 236.81 feet to the Point of Beginning, containing 15.079 acres of land and being the same land conveyed to R. Dennis Britt and wife, Martha Lou Britt by Installment Deed, dated March 20, 1968, R.S. Scruggs and wife, Sadie W. Scruggs, of record in Book 4221, Page 392, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Stephen J. Kozy by Warranty Deed from R. Dennis Britt and wife, Martha Lou Britt, dated January 30, 2006, of record in Instrument No. 20060131-0011871, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jeff Wainscott, 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Indiana

County of Marion

Personally appeared before me, Jeff Wainscott, a notary public for this county and state, Gina L. Longere who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

GINA L. LONGERE
Morgan County
My Commission Expires
March 12, 2016