BILL GARRETT, Davidson County
Trans:T20150083432 DEEDQC
Recvd: 10/01/15 08:49 2 pgs
Fees:12.00 Taxes:0.00
20151001-0099630

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Christiansted Valley Homeowners Association, Inc. c/o Ghertner & Company 50 Vantage Way, Suite 100 Nashville, TN 37228-1553	New Owner	172100B15800CO 172100B15900CO and 172100B16000CO

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, TURNBERRY HOMES, L.L.C., a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHRISTIANSTED VALLEY HOMEOWNERS ASSOCIATION, INC., a Tennessee non-profit corporation, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being all Open Space and Public Utility and Drainage Easement Areas or Common Areas, whether labeled as such or not, as shown on the Final Plat, Christiansted Valley, Phase Three, as of record as Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. For clarification (and since some of the Open Space areas are not labeled), this description is intended to include all of the property shown on the Final Plat, Christiansted Valley, Phase Three, described above, excluding only Lots 1 through and including 49, and further excluding any streets or roads which have been dedicated to the public. The property conveyed is further described as Tax Parcel Numbers 172100B15800CO, 172100B15900CO and 172100B15900CO as appearing on the tax maps for the Metropolitan Government of Nashville and Davidson County, Tennessee.

BEING part of the same property conveyed to Turnberry Homes, L.L.C. by deed from Deborah Gallant of record as Instrument No. 20050603-0063493 and re-recorded as Instrument No. 20060123-0008188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 25th day of September, 2015.

TURNBERRY HOMES, L.L.C.
a Tennessee limited liability company

By:_____
Nicky Wells, President of Land Development

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nicky Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the President of Land Development of Turnberry Homes, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he, as such President of Land Development, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President of Land Development.

Witness my hand and seal on this the 25th day of September, 2015.

Notary Public
My Commission Expires:

Theresa M. Sells State of Tennessee Notary Public Williamson County My Commission Expires August 4, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me this
25th day of September, 2015.

Notary Public
My commission expires:

Theresa M. Sells State of Tennessee Notary Public Williamson County My Commission Expires August 4, 2019

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