BILL GARRETT, Davidson County
Trans:T20150103764 DEEDQC
Recvd: 12/08/15 15:19 3 pgs
Fees:17.00 Taxes:0.00
20151208-0123635

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Greenside Park Homeowner's Association, Inc. 2007 Waterstone Drive Franklin, TN 37069	New Owner	083040A90000CO 083040A90100CO 083040A90200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Woodland Street Partners, LLC, a Tennessee Limited Liability Company**, by these presents does hereby quitclaim and convey unto **Greenside Park Homeowner's Association, Inc.**, a Tennessee nonprofit corporation, its heirs, successors and assigns, all its right, title and interest in and to a certain tract or parcel of land described in Exhibit A attached hereto and made a part hereof.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 30th day of November, 2015.

Affiant

My commission expires:
(Affix Seal)
7-3-17

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 30th day of November, 2015.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

By:_____
Name: Zachary K. Thomas
Title: Member

By:_____
Name: Brett M. Diaz
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary K. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2015.

_____
Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett M. Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2015.

_____
Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

EXHIBIT A

TRACT NO. 1:

LAND in Davidson County, Tennessee, being the Reserve Parcel as shown on the Plan of Rosebank Terrace, Section II, as of record in Book 5210, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

TRACT NO. 2:

A tract of land in the 1st Civil District Metropolitan Nashville, Davidson County, Tennessee, formerly 15th Civil District of Davidson County, Tennessee, and being a part of the south parts of Lots 10 and 11 on the Plan of W. R. Cornelius, Jr. Subdivision as of record in Book 547, Page 158, Register's Office for said County, more particularly described as follows:

BEGINNING at an iron pin set at the southwesterly corner of the original tract of land described in Deed Book 1142, Page 290, said Register's Office, of which the herein described tract is a part, said iron pin also being the northwesterly corner of Lot No. 1 on the Plan of First Addition to Section Five, Dugger Heights, as of record in Book 2330, Page 20, said Register's Office, also being in the easterly line of Lot No. 37 on the Plan of Rosebank Park as of record in Book 1835, Page 26, said Register's Office, said beginning point also being 162.30 feet north of an existing concrete monument on the north right-of-way of Carter Street, as measured along the common line between said Lot No. 1, First Addition to Section Five, Dugger Heights, and Lot 37, Rosebank Park; thence with the westerly line of the original tract of which this tract is a part, and with the easterly line, in part, of Lot No. 37, Rosebank Park, North 2° 45' 11" East 50.70 feet to an existing concrete monument at the common corner of Lots 37 and 46, Rosebank Park; thence with the easterly line of said Lot No. 46, Rosebank Park, North 3° 07' 47" East 97.59 feet to an existing iron pin at the southwesterly corner of Lot No. 18 on the Plan of Rosebank Terrace, Section Two, as of record in Book 5210, Page 31, said Register's Office; thence with the southerly line of said Rosebank Terrace, Section Two, South 87° 04' 31" East 794.03 feet to an existing iron pin; thence with a line severing the land of which this is a part, South 00° 16' 09" East 145.55 feet to an iron pin set in the north line of Lot No. 418, Dugger Heights, Section Four, as of record in Book 2083, Page 86, said Register's Office; thence with the north line of Dugger Heights, Section Four, North 87° 35' 05" West 489.88 feet to an existing concrete monument at the northwesterly corner of Lot No. 423, said Plan of Dugger Heights, Section Four, and also being the easterly line of Lot No. 1 Second Addition to Section Five, Dugger Heights, as of record in Book 2330, Page 50, said Register's Office; thence with the easterly line of said Lot No. 1, North 00° 38' 33" East 2.95 feet to an iron pin set at the northeasterly corner of said Lot No. 1; thence with the northerly line of said Lot No. 1, Second Addition to Dugger Heights, and also with the north line of Lots 1 and 2, First Addition to Section Five, Dugger Heights, North 87° 21' 38" West 312.36 feet to the point of beginning; and containing 117,761 square feet, or 2.703 acres, all as shown on plat for Maurice E. Griggs, Jr. by Ragan-Smith & Associates, Inc. dated November, 1979, unrecorded.

LESS AND EXCEPT Lots 1 – 15 and all land within the right of way of Greenside Place as shown on the First Amendment Greenside Park, a major subdivision, of record as Instrument No. 20120507-0039371, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by deed from Stewart Building Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20091231-0118950 in the Register's Office of Davidson County, Tennessee dated December 30, 2009. Scrivener's Affidavit of record in Instrument No. 20120309-0020918, dated March 7, 2012, said Register's office.