BILL GARRETT, Davidson County
Trans:T20160033024 DEEDQC
Recvd: 04/21/16 16:08 6 pgs
Fees:32.00 Taxes:0.00
20160421-0039022

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
REGENT HOMES, LLC 6901 Lenox Village Drive Suite 107 Nashville, TN 37211	Same	Part of 186-14.01 (Davidson County), part of 186-21 (Davidson County), part of 186-26 (Davidson County) and part of 33-82 and 82.01 (Williamson County)

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NEWCO-BURKITT, LLC, a Tennessee limited liability company and BURKITT COMMONS, LLC, a Tennessee limited liability company (collectively the "Grantor"), by these presents hereby quitclaim and convey unto REGENT HOMES, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), all of their right, title and interest in and to certain real property located partially in Williamson County, Tennessee and partially in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 20th day of April, 2016.

BURKITT COMMONS, LLC, a Tennessee limited liability company

By: _____
Name: JOHN MCREYNOLDS
Title: PRESIDENT

NEWCO-BURKITT, LLC, a Tennessee limited liability company

By: _____
Name: J. DUDLEY PARKER
Title: PRESIDENT

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, John McReynolds, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Burkitt Commons, LLC, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 20th day of April, 2016.

SUZANNE MAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-20-2019

_____
Notary Public

My Commission Expires:

10-20-2019

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, J. Dudley Parker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Newco-Burkitt, LLC, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 20th day of April, 2016.

Notary Public

SUZANNE MAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-20-2019

My Commission Expires:

10-20-2019

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $-0-.

Sworn to and subscribed before me this 20th day of April, 2016.

Notary Public

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 05/06/2019

My Commission Expires:

5/6/19

EXHIBIT A

A tract of land, partially situated in the 31st Council District of Nashville, Davidson County, being portions of parcels 14.01, 21 and 26 on Davidson County property map number 186. The herein described land is also partially situated in Nolensville, Williamson County, Tennessee and is a portion of parcel 82 of Williamson County property map 33 and is more particularly described as follows:

Beginning at an iron rod (set) in the southerly right of way of Burkitt Road (50')at the northeast corner of the herein described property, also being the northwest corner of Burkitt Place Phase 2C, of record in Instrument number 200701250010028,R.O.D.C.;

Thence, with the westerly line of Burkitt Place, Phase 2C and then Burkitt Place, Phase 1a, Section 1, of record in Instrument number 200603150029572, R.O.D.C., South 21°49'50" East, a distance of 943.91 feet to an iron rod (set);

Thence, with the approximate center of a creek for the following 10 calls:

Thence, South 89°47'42" West, a distance of 28.52 feet;

Thence, South 73°43'50" West, a distance of 17.79 feet;

Thence, South 89°37'33" West, a distance of 34.76 feet;

Thence, North 66°15'53" West, a distance of 28.57 feet;

Thence, South 66°50'38" West, a distance of 30.91 feet;

Thence, South 44°05'40" West, a distance of 90.08 feet;

Thence, South 30°44'18" West, a distance of 37.74 feet;

Thence, South 65°43'14" West, a distance of 17.72 feet;

Thence, North 65°06'18" West, a distance of 22.68 feet;

Thence, South 54°51'42" West, a distance of 99.74 feet;

Thence, leaving the creek and North 20°54'47" West, a distance of 64.49 feet to an iron rod (set);

Thence, North 80°14'05" West, a distance of 33.57 feet to an iron rod (set);

Thence, along a curve concave to the west, having a radius of 27.88 feet and a central angle of 60°04'36"; a chord which bears North 21° 27' 03" West a distance of 27.91 feet; an arc length of 29.23 feet to an iron rod (set);

Thence, North 20°54'47" West, distance of 118.66 feet to the beginning of a curve concave to the north;

Thence, along the curve, having a radius of 60.00 feet, a central angle of 48°35'25", a chord which bears South 44°47'30" West 49.37 feet; an arc length of of 50.88 feet to an iron rod (set);

Thence, North 21°24'09" West, a distance of 212.51 feet to an iron rod (set);

Thence, South 69°05'13" West, a distance of 98.63 feet to an iron rod (set);

Thence, North 20°54'47" West, a distance of 132.00 feet to an iron rod (set);

Thence, South 69°05'13" West, a distance of 203.41 feet to an iron rod (set);

Thence, North 20°54'47" West, a distance of 5.00 feet to an iron rod (set);

Thence, South 69°05'13" West, a distance of 90.20 feet to an iron rod (set) in the easterly right of way of Nolensville Pike (70'), at the beginning of a curve concave to the south;

Thence, with said right of way and along the curve, having a radius of 2899.79 feet, a central angle of 6°02'31", a chord which bears North 33°12'07" West 305.65 feet; an arc length of 305.79 feet to an iron rod (set);

Thence, North 36°13'22" West tangent to said curve, a distance of 200.23 feet; Thence, leaving the right of way and with the line of Magnolia Properties North 68°46'45" East, a distance of 259.41 feet to an iron pin (found);
Thence, continuing with the line of Magnolia Properties North 22°53'02" West, a distance of 172.09 feet to an iron pin found in the southerly right of way of Burkitt Road (50');
Thence, with said right of way North 88°15'57" East, a distance of 406.35 feet to an iron pin set at the beginning of a curve tangent to said line and concave to the south;
Thence, along the curve, having a radius of 4705.00 feet, a central angle of 03°18'04"; a chord which bears North 89°54'59" East a distance of 271.04 feet; an arc length of 271.07 feet to an iron pin (set);
Thence, South 88°25'59" East, tangent to said curve, a distance of 54.09 feet to the Point of Beginning. Containing 703,230 square feet or 16.14 acres, more or less.

Title Sources: 20160421-0039019
20160421-0039020

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