QUIT CLAIM DEED

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 ME ON THE 5th DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
Vanderpool & Pearman, 256 Seaboard Lane, Ste G-104, Franklin, TN 37067
file # 16-8163 DOMUS HUD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Highland Creek Homewoner's Association, Inc.	Same	MAP:
50 Vantage Way, Ste 100		Parcel:172-240.00 (part of) (common area)
Nashville, TN 37228		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELAINE DAVIDSON AND JULIE FREETLY AND MARY BELLES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

HIGHLAND CREEK HOMEOWNER'S ASSOCIATION, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as OPEN SPACE

BILL GARRETT, Davidson County
Trans:T20160068145 DEEDQC
Recvd: 08/08/16 09:33 2 pgs
Fees:12.00 Taxes:0.00
20160808-0081891

Witness our hand on the 2nd day of August, 2016.

Elaine Davidson
Elaine Davidson

Mary Belles by Chad I. Pearman, Attorney in Fact
Mary Belles by Chad I. Pearman, Attorney in Fact

Julie Freetly by Elaine Freetly, Attorney in Fact
Julie Freetly by Elaine Davidson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ELAINE DAVIDSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of August, 2016.

Notary Public_____

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 5th day of August, 2016, before me personally appeared Elaine Davidson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Julie Freetly and acknowledged that executed the same as the free act and deed of said Julie Freetly.

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Open Space, Highland Creek RS-10 Subdivision, Section Six, as shown on a Plat of record in Instrument No. 20160725-0076246, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion the same property conveyed by Personal Representative's Quitclaim Deed from Elaine Davidson as Personal Representative of the Estate of Dean Dail Freetly to Elaine Davidson, Julie Freetly and Mary Belles, as recorded on the 18th day of August, 2015 in Instrument No. 20150818-0083148; Affidavit of Heirship, as recorded on the 18th day of August, 2015 in Instrument No. 20150818-0083147; Quitclaim Deed from Attorneys Title Company, Inc., a Tennessee corporation, as Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary to Dean Dail Freetly and wife, Mary Alice Freetly, as recorded on the 24th day of August, 2001 in Instrument No. 20010824-0091787; Quitclaim Deed from Holt Valley, a Tennessee general partnership to Attorneys Title Company, Inc., a Tennessee corporation, as Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, as recorded on the 7th day of June, 2001 in Instrument No. 20010607-0060023 and Warranty Deed from James O. Shannon and wife, Dale E. Shannon to Holt Valley, LLC, a Tennessee limited liability company, as recorded on the 12th day of January, 1999 in Deed Book 11294, Page 641, in the Registers Office of Davidson County, Tennessee.

As part of this conveyance, the Grantors place a covenant on the open space whereas the Owner of Lot 5, Highland Creek RS-10 Subdivision, Section Six, as shown on a Plat of record in Instrument No. 20160725-0076246 shall maintain responsibility for keeping the grass mowed on the Open Space hereby conveyed.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Julie Freetly pursuant to a power of attorney executed by the same on the 29th day of July, 2016, and being filed for in Instrument # 20160808-0081889, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Mary Belles pursuant to a power of attorney executed by the same on the 29th day of July, 2016, and being filed for in Instrument # 20160808-0081890, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 5th day of August, 2016, before me personally appeared Chad I. Pearman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Belles and acknowledged that executed the same as the free act and deed of said Mary Belles.

Witness my hand and official seal ~~at Franklin, Tennessee~~

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020