Davidson County DEEDQC
Recvd: 08/09/16 14:24 5 pgs
Fees:27.00 Taxes:0.00
20160809-0082906

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map 181
P/O Parcel 244

The actual consideration or value, whichever is greater, for this transfer is $N-O-N-E.

Affiant

Subscribed and sworn to before me this 8th Day of August, 20163.

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/2/2018

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:
PETER WEISS, ATTORNEY AT LAW
1900 Church Street, Suite 301, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
THE **Grandview Eight, LLC**	**"NEW OWNER"**
(Name)	(Name)
7175 Nolensville Road, Suite 207	
(Street Address)	(Street Address)
Nolensville, Tennessee 37135	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Yazdian Construction, Inc., a Tennessee Corporation,** hereinafter called the **"Grantor"**, does hereby quitclaim and convey all of its right, title and interest (including but not limited to its rights, as Developer, as established pursuant to the Master Deed of Villages at Creekside, of record in Instrument No. 20160705-0068757, Register's Office for Davidson County, Tennessee) to (*) **Grandview Eight LLC, a Tennessee Limited Liability Company**, hereinafter called the **"Grantee"**, its successors and assigns, in and to those tracts or parcels of land located in Davidson County, Tennessee, as more fully described on Exhibit "A", Exhibit "B-1" and Exhibit "B-2" attached hereto.

(*) The

This conveyance is subject to the Master Deed of Villages at Creekside, the By-Laws of Villages at Creekside Homeowners' Association, Inc., any and all zoning regulations, building restrictions, the plan of record, if any, and any and all easements and/or rights-of-way and other matters of record, which may be applicable the subject property.

Witness my hand this 8th Day of August, 2016.

Yazdian Construction, Inc.,
a Tennessee Corporation

By: _____
Fred Yazdian, President

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Yazdian Construction, Inc., a Tennessee Corporation, the within named bargainor, and that he as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said corporation by himself as, President.

Witness my hand and official seal at Nashville, Tennessee, this 30th Day of August, 2016.

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/2/2018

I, Peter Weiss, do make oath that I am a licensed attorney and/or 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.

Peter Weiss

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/2018

Notary Public

EXHIBIT "A"

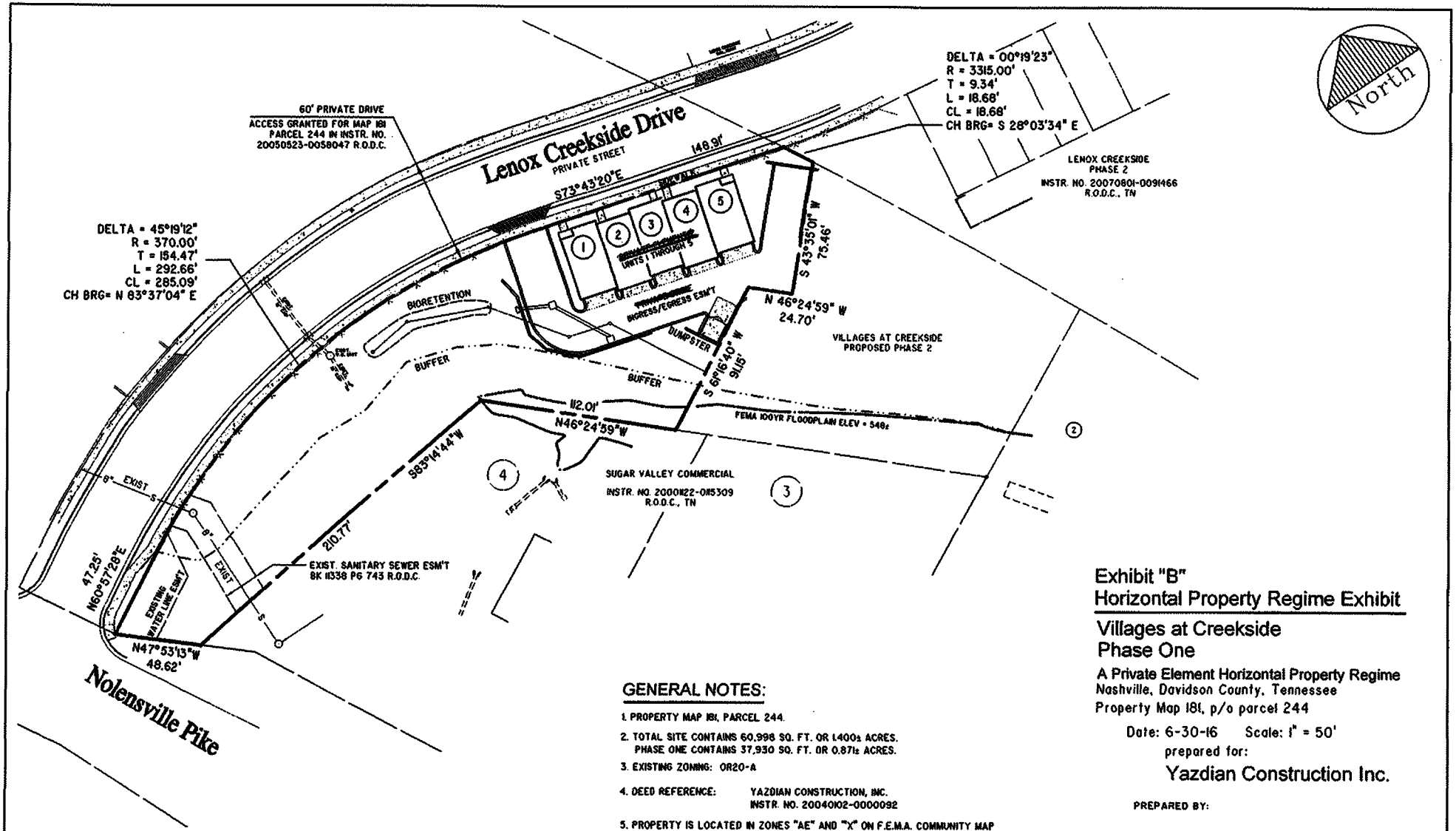
Being a tract or parcel of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and, and being more particularly described according to a description and Exhibit Plat prepared by Anderson-Delk & Associates, Inc., dated April 25, 2003, as follows:

Beginning at an iron pin set on the northeasterly right-of-way of Nolensville Pike, said point being the most northwesterly corner of Lot 4 on the plan of Sugar Valley Commercial Site #2, of record at Instrument No. 20001122-0115309, Register's Office Davidson County, Tennessee;
Thence with said right-of-way of Nolensville Pike,
North 47 Degrees 51 Minutes 20 Seconds West a distance of 48.62 feet to an iron pin;
Thence North 29 Degrees 00 Minutes 39 Seconds West a distance of 60.00 feet to a point;
Thence leaving said right-of-way of Nolensville Pike, and with a new line, severing said Johnson Property, the following four calls:
North 60 Degrees 59 Minutes 21 Seconds East a distance of 47.25 feet to a point;
Thence along a curve to the right having a radius of 430.00 feet through a central angle of 45 Degrees 19 Minutes 12 Seconds, an arc length of 340.12 feet, said curve having a chord bearing of North 83 Degrees 38 Minutes 57 Seconds East, a chord length of 331.32 feet to point;
Thence South 73 Degrees 41 Minutes 27 Seconds East a distance of 88.72 feet to a point in an easterly line of the plan of Sugar Valley P.U.D. Boundary, of record in Plat Book 9700, page 374, Register's Office Davidson County, Tennessee;
Thence with said line of Sugar Valley P.U.D. Boundary,
North 29 Degrees 00 Minutes 39 Seconds West a distance of 914.80 feet to an iron pipe found at the most southeasterly corner of the William Dyer et ux Property of record in Deed Book 4280 page 311, Register's Office Davidson County, Tennessee, said point being in the westerly line of an open space tract on the plan of Sugar Valley, Section Four, of record at Instrument No. 200005230051444, Register's Office Davidson County, Tennessee;
Thence with said plan of Sugar Valley, Section Four, the following three calls:
South 44 Degrees 52 Minutes 48 Seconds East a distance of 474.49 feet to an iron pin;
Thence South 67 Degrees 45 Minutes 46 Seconds East a distance of 462.54 feet to an iron pin;
Thence North 47 Degrees 57 Minutes 13 Seconds East a distance of 353.07 feet to an iron pin;
Thence with the southwesterly line of Sugar Valley, Section One, of record in Plat Book 9700, page 711, Register's Office Davidson County, Tennessee,
South 83 Degrees 28 Minutes 04 Seconds East a distance of 225.30 feet to a fence corner post found at the northwesterly corner of the Sugar Valley G.P. Property of record at Instrument Number 20021210152156, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said Sugar Valley G.P. Property, the following two calls:
South 17 Degrees 01 Minutes 22 Seconds West a distance of 953.70 feet to an iron pin;
Thence South 06 Degrees 31 Minutes 22 Seconds West a distance of 117.39 feet to a point in the approximate centerline of Mill Creek;

Thence with the approximate centerline of Mill Creek, the following three calls:
North 75 Degrees 08 Minutes 24 Seconds West a distance of 53.67 feet to a point
Thence South 86 Degrees 28 Minutes 03 Seconds West a distance of 99.32 feet to a point;
Thence South 71 Degrees 58 Minutes 11 Seconds West a distance of 115.20 feet to a point;
Thence leaving the centerline of Mill Creek and with the common line of the herein-described tract and the plan of Sugar Valley Commercial Site #2, of record at Instrument No. 20001122-0115309, Register's Office Davidson County, Tennessee, the following five calls:
North 19 Degrees 40 Minutes 39 Seconds West a distance of 34.78 feet to an iron pin;
Thence along a curve to the left having a radius of 3315.00 feet through a central angle of 05 Degrees 12 Minutes 31 Seconds, said curve having a chord direction of North 22 Degrees 16 Minutes 54 Seconds
West and a chord length of 301.26 feet to an iron pin;
Thence South 63 Degrees 27 Minutes 29 Seconds West a distance of 109.82 feet to an iron pin;
Thence North 46 Degrees 23 Minutes 06 Seconds West a distance of 289.15 feet to an iron pin;
Thence South 83 Degrees 16 Minutes 37 Seconds West a distance of 210.77 feet to the Point of Beginning, containing 16.133 acres or 702,774 square feet more or less.

Being the same proprty conveyed to Yazdian Construction, Inc., a Tennessee Corporation, by Warranty Deed from Paul E. Johnson, unmarried, of record in Instrument No. 20040102-0000092, Register's Office for Davidson County, Tennessee.

EXHIBIT "B-1"



GENERAL NOTES:

1. PROPERTY MAP 181, PARCEL 244.
2. TOTAL SITE CONTAINS 60,998 SQ. FT. OR 1.400± ACRES. PHASE ONE CONTAINS 37,930 SQ. FT. OR 0.871± ACRES.
3. EXISTING ZONING: OR20-A
4. DEED REFERENCE: YAZDIAN CONSTRUCTION, INC. INSTR. NO. 20040102-0000092
5. PROPERTY IS LOCATED IN ZONES "AE" AND "X" ON F.E.M.A. COMMUNITY MAP No. 47037C0 0364F, DATED APRIL 20, 2001. (COMMUNITY PANEL NO. 470040) .

Exhibit "B"
Horizontal Property Regime Exhibit

Villages at Creekside
Phase One

A Private Element Horizontal Property Regime
Nashville, Davidson County, Tennessee
Property Map 181, p/o parcel 244

Date: 6-30-16 Scale: 1" = 50'

prepared for:

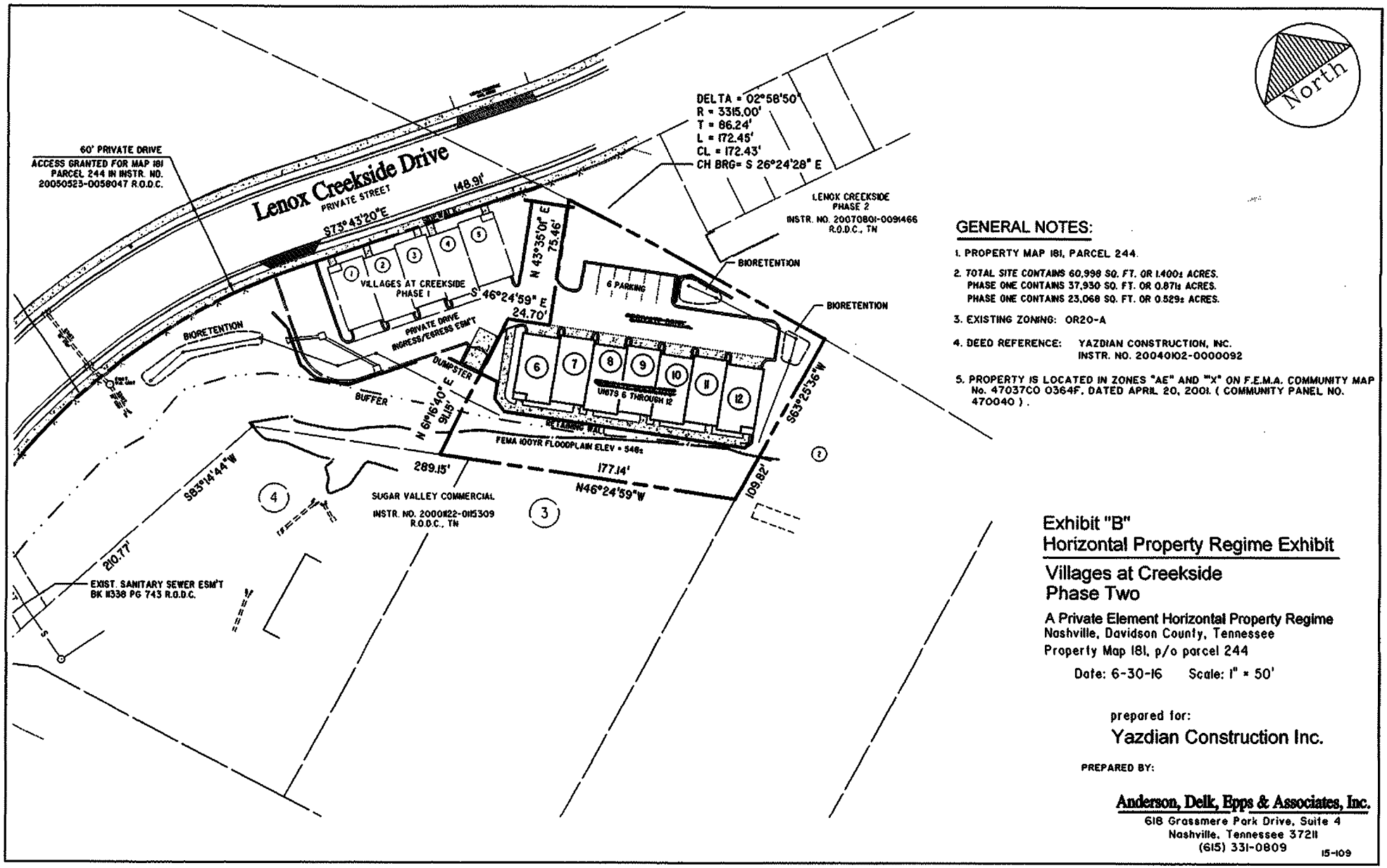
Yazdian Construction Inc.

PREPARED BY:

Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

15-109

EXHIBIT "B-2"



GENERAL NOTES:

1. PROPERTY MAP 181, PARCEL 244.
2. TOTAL SITE CONTAINS 60,998 SQ. FT. OR 1.400± ACRES.
   PHASE ONE CONTAINS 37,930 SQ. FT. OR 0.871± ACRES.
   PHASE ONE CONTAINS 23,068 SQ. FT. OR 0.529± ACRES.
3. EXISTING ZONING: OR20-A
4. DEED REFERENCE: YAZDIAN CONSTRUCTION, INC.
   INSTR. NO. 20040102-0000092
5. PROPERTY IS LOCATED IN ZONES "AE" AND "X" ON F.E.M.A. COMMUNITY MAP No. 47037C0 0364F, DATED APRIL 20, 2001. (COMMUNITY PANEL NO. 470040).

Exhibit "B"
Horizontal Property Regime Exhibit

Villages at Creekside
Phase Two

A Private Element Horizontal Property Regime
Nashville, Davidson County, Tennessee
Property Map 181, p/o parcel 244

Date: 6-30-16 Scale: 1" = 50'

prepared for:
Yazdian Construction Inc.

PREPARED BY:

Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

15-109