This instrument was prepared for the purposes of transferring the neighborhood common areas to the current homeowners' association. Prepared by: Jamesborough Place HOA 4272 Jamesborough Place Nashville, Tennessee 37215 BILL GARRETT, Davidson County Trans:T20160070089 DEEDQC Recvd: 08/12/16 11:00 2 pgs Fees:12.00 Taxes:0.00 20160812-0084172	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for the transfer is $0.00. Affiant Subscribed and sworn to before me, this day of August, 2016 Notary public My commission expires:

Land: All common areas depicted on the plat of record in Book 5200, Page 42, and Book 5200, Page 160, Register's Office, Davidson County, Tennessee.	Tax bills to: Owned in common	Map / Parcel Number:

QUITCLAIM DEED

The HILLSBOROUGH PLACE COOPERATIVE CORPORATION, a non-profit neighborhood organization, was dissolved December 6, 1984, its successor-in-interest being the JAMESBOROUGH PLACE HOMEOWNERS' ASSOCIATION, a non-profit neighborhood organization, as established on October 18, 2014 by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Jamesborough Place (formerly Hillsborough Place) recorded on February 3, 2015 as instrument no. 20150203-0010005.

NOW, BY THESE PRESENTS, the **HILLSBOROUGH PLACE COOPERATIVE CORPORATION**, Grantor, by and through its successor-in-interest, the JAMESBOROUGH PLACE HOMEOWNERS' ASSOCIATION, does hereby quitclaim and convey unto the **JAMESBOROUGH PLACE HOMEOWNERS' ASSOCIATION**, Grantee, all of its right, title, and interest in and to all common areas, walkways, and open areas as depicted on the neighborhood plat of record in Book 5200, Page 42, and also Book 5200, Page 160, Register's Office, Davidson County, Tennessee, which includes the land described as follows:

> BEING the land designated as "open area" on the Plat for Hillsborough Place of record in Book 5200, Page 42, and also Book 5200, Page 160, Register's Office, Davidson County, Tennessee.
>
> SAID "open area" begins at a point in the westerly margin of Jamesborough Place (which was formerly a southerly extension of Belmont Boulevard), said point being the common corner of Lot No. 11 and the "open area"; thence north 81 deg. 45 min. 06 sec. west 300.03 feet to a point in the easterly margin of Jamesborough Place; thence along the easterly margin of Jamesborough Place north 9 deg. 44

min. 49 sec. east 10 feet to a point in the easterly margin of Jamesborough Place, said point being the southwesterly corner of Lot No. 15; thence leaving said Jamesborough Place south 81 deg. 45 min. 06 sec. east 123.79 feet to a point; thence north 9 deg. 44 min. 49 sec. east 104.40 feet to a point, said point being the common corners of Lots Nos. 8, 16 and the northwesterly corner of the "open area"; thence south 78 deg. 11 min. 56 sec. east 180.00 feet back to a point in the westerly margin of Jamesborough Place (again, the part that had formerly been a southerly extension of Belmont Boulevard), said point being the southeasterly corner of Lot No. 10; thence along the westerly margin of Jamesborough Place south 11 deg. 48 min. 04 sec. west 103.41 feet to the point of beginning.

BEING the same property conveyed to the Hillsborough Place Cooperative Corporation from JAMES C. McCANLESS and wife, BARBARA JEAN LITTLE McCANLESS, by deed of record in Deed Book 5297, Page 535, Register's Office, Davidson County, Tennessee and also being all common areas, walkways, and open areas as depicted on the neighborhood plat of record in Book 5200, Page 42, and also Book 5200, Page 160, Register's Office, Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record.

This the 12th day of August 2016.

J. Brooks Fox

J. Brooks Fox, President, Jamesborough Place Homeowners' Association, as successor-in-interest to the HILLSBOROUGH PLACE COOPERATIVE CORPORATION, as reflected in and established by instrument no. 20150203-0010005, Register's Office, Davidson County, Tennessee.

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, J. Brooks Fox, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in his capacity as President of the Jamesborough Place Homeowners' Association, and for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 12th day of August, 2016.

AREATHA R. RICHARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Areatha R. Richard

My commission expires:
July 8, 2019