BILL GARRETT, Davidson County
Trans:T20160097533 DEEDQC
Recvd: 11/03/16 14:04 4 pgs
Fees:22.00 Taxes:0.00
20161103-0116579

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>WESLEY D. TURNER<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TENNESSEE 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $0.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28TH day of October, 2016.<br><br>Notary Public<br><br>My Commission Expires: 5/8/2018 |

DEBRA ROBERTSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2018

## QUITCLAIM DEED

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Lakeside Meadows Homeowners Association<br>278 Franklin Rd. Suite 140<br>Brentwood, TN 37027 | Same | 110 03 0A 909.00 |

**KNOW ALL PERSONS** by these presents that **LAKESIDE MEADOWS, LLC**, a Tennessee limited liability company ("Grantor"), 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 of which is hereby acknowledged, hereby releases, remises, quitclaims, and gives unto **LAKESIDE MEADOWS HOMEOWNERS ASSOCIATION**, a Tennessee nonprofit

corporation, all right, title, and interest of Grantor in and to certain land in Davidson County, Tennessee, being more particularly described on the attached Exhibit A, which is incorporated by reference herein.

This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

*{Signature page to follow}*

**WITNESS** my hand this 28th day of October, 2016.

**LAKESIDE MEADOWS, LLC,**
a Tennessee limited liability company

By: _____

Name: Frank C. Batson

Its: President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK BATSON, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is PRESIDENT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 28TH day of October, 2016.

Debra Robertson
Notary Public

DEBRA ROBERTSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

My Commission Expires: 5/8/2018

665106.1/020161383

## EXHIBIT A

## PROPERTY DESCRIPTION

Land lying in Davidson County, Tennessee, and being further described as follows:

Being the area denoted as Open Space, as shown on sheets 3 of 3, and being denoted as parcel (909) or Open Space Area E on the recorded final plat of Phase 3 of Lakeside Meadows, of record as Instrument Number 20150406-0029421, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Lakeside Meadows, LLC, a Tennessee limited liability company, by deed from Lucinda Renee Rice, Executrix of the Estate of Lucy Benson McCrary, of record as Instrument Number 20070328-0036963, Register's Office for Davidson County, Tennessee.