THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20170007084 DEEDQC
Recvd: 01/25/17 09:55 3 pgs
Fees:17.00 Taxes:0.00
20170125-0008004

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
2029 Castleman Cottages HOA, Inc. 2029 Castleman Drive Nashville, TN 37215	New Owner	131 06 0M 900.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DRG Properties, LLC, a Tennessee limited liability company,** by these presents does hereby quitclaim and convey unto **2029 Castleman Cottages HOA, Inc.**, a Tennessee nonprofit corporation, its heirs, successors and assigns, all its right, title and interest in and to a certain tract or parcel of land described in Exhibit A attached hereto and made a part hereof.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 12th day of October, 2016.

Affiant

My commission expires:
(Affix Seal)

Notary Public

W. REID SOLOMON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 12th day of October, 2016.

DEVELOPER

DRG Properties, LLC

Ronald Gilmer, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald Gilmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of DRG Properties, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of October, 2016.

Notary Public

My commission expires: 5-27-19

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

EXHIBIT A

Being a parcel of land known as Lot 9 of the Plat of Lot 8 & 9 Overton Hills Subdivision, said Plat recorded at Instrument No. 20160602-0055762, Register's Office for Davidson County, Tennessee. Said lot generally described as 2029 Castleman Drive in the 25th Council District of Nashville, Davidson County, Tennessee. Said parcel being more particularly described as follows.

Beginning at a ¾" rebar found in the southern right of way of Castleman Drive, said drive having a 40 foot right of way. Said rebar being located North 87°04'30" West a distance of 100.45' from the Northeast corner of lot 10. Said point of beginning being the Northwest corner of lot 10 of Plat Book 843 Page 66 as recorded in the Register's Office of Davidson County Tennessee (RODCT), and also being the northeast corner of the property described. Thence leaving said right of way and with lot 10, **South 06°48'22" West**, a distance of **258.25 feet** to a ½" rebar capped "Smith" and found in the north line of Lot 25 of the Burton Hills Village of Foxview as recorded in plat book 6250, page 564 RODCT; Said rebar being the southwest corner of lot 10 and the southeast corner of the subject property. Thence with the north line of lot 25 and with the north right of way of Belcaro Circle as recorded in Plat Book 6250, page 564 RODCT **North 82°33'44" West**, a distance of **124.94** feet to a ½" rebar capped "RLS 100", said rebar being the southeast corner of lot 8 of said subject plat, Case No. 2015s-171-001 and being the southwest corner of the property described. Thence with lot 8 the following 2 calls: **North 07°05'36" East**, a distance of **178.19 feet** to a point, thence **North 02°10'21" West**, a distance of **58.36 feet** to a ½" rebar set and capped "DBS & Associates" in the southern right of way of Castleman Drive. Thence leaving lot 8 and with said right of way **North 87°49'39" East**, a distance of **134.80 feet** to the Point of Beginning. Containing 0.71 ACRES, more or less. According to a survey done by W. Logan McCraw, RLS#2887, of DBS and Associates Engineering dated September 4th, 2015. Description prepared on December 22, 2015, project # NS26280. Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record.

LESS AND EXCEPT Units A and B on the Plan of 2029 Castleman Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140610-0050513, as amended by that First Amendment of record at Instrument No. 20150909-0091635.

Being a portion of the same property conveyed to DRG Properties, LLC, a Tennessee limited liability company by deed from Ronald K. Gilmer, married, of record in Instrument No. 20140707-0059293, Register's Office for Davidson County, Tennessee, dated July 3, 2014 and recorded on July 7, 2014.