OWNER:
Avondale Residential, Inc.
5760 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Avondale Park Owners' Association, Inc.
50 Vantage Way, Ste. 100
Nashville, TN 37228-1553

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087

FROM INFORMATION SUPPLIED BY THE PARTIES, NO TITLE WORK PERFORMED

Map/Group/Parcel: SEE EXHIBIT "A" FOR TAX PARCEL INFORMATION

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **ONE DOLLAR ($1.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AVONDALE RESIDENTIAL, INC., a Tennessee corporation**, has this day bargained and sold and by these presents does hereby quitclaim and convey unto ***AVONDALE PARK OWNERS' ASSOCIATION, INC.*** ("Grantee"), its successors and assigns, forever, all interest in and to the following tracts or parcels of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 25 day of January, 2017.

AVONDALE RESIDENTIAL, INC.

By: M. Dale McCulloch

Print Name: M. Dale McCulloch

Title: Pres.

BILL GARRETT, Davidson County
Trans:T20170008259 DEEDQC
Recvd: 01/30/17 08:40 5 pgs
Fees:27.00 Taxes:0.00
20170130-0009317

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, M. Dale McCulloch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is President of **AVONDALE RESIDENTIAL, INC.**, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized agent.

WITNESS my hand and official seal at office, this 25th day of January, 2017.

Sonya Hampton

NOTARY PUBLIC

My comm. expires: 5 / 30 /2017

SONYA HAMPTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration given for this transfer is $ -0- .

AFFIANT

Sworn to and subscribed before me this 25th day of January, 2017.

Denise Carver

NOTARY PUBLIC

My comm. expires: 3 / 4 /2019

DENISE CARVER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"

Legal Descriptions

Tract 1—Tax Parcels 141-05-0A-900.00, 901.00, 902.00 & 903.00

All tracts or parcels of land shown as "OPEN SPACE A", "OPEN SPACE B", "OPEN SPACE C" and "OPEN SPACE D" on the plat entitled Final Plat Avondale Park Phase 1, Section 1A and of record at Instrument No. 20080226-0018937 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by special warranty deed at Instrument No. 20050518-0055805 in said Register's Office.

Tract 2—Tax Parcels 141-05-0A-916.00 & 917.00

All tracts or parcels of land shown as "OPEN SPACE A" and "OPEN SPACE B" on the plat entitled Final Plat Avondale Park Phase 1, Section 1B and of record at Instrument No. 20120321-0024110 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20100420-0029547 in said Register's Office.

Tract 3— Tax Parcel 141-05-0A-906.00

A tract or parcel of land shown as "OPEN SPACE A" on the plat entitled Final Plat Avondale Park Phase 1, Section 3 and of record at Instrument No. 20090318-0024198 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by special warranty deed at Instrument No. 20050518-0055805 in said Register's Office.

Tract 4— Tax Parcel 141-05-0A-905.00

All tracts or parcels of land shown as "OPEN SPACE A" on the plat entitled Final Plat Avondale Park Phase 1, Section 2 and of record at Instrument No. 20081218-0121117 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by special warranty deed at Instrument No. 20050518-0055805 in said Register's Office.

Tract 5—Tax Parcels 141-05-0A-918.00 & 919.00

All tracts or parcels of land shown as "OPEN SPACE & P.U.D.E." on the plat entitled Final Plat Avondale Park Boulevard Right of Way Dedication and of record at Instrument No. 20140722-0064838 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20131218-0127661 in said Register's Office.

Tract 6—Tax Parcel 141-05-0A-904.00

A tract or parcel of land shown as "OPEN SPACE" on the plat entitled Final Plat Revision Avondale Park Phase 1, Section 4 and of record at Instrument No. 20090318-0024196 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by special warranty deed at Instrument No. 20050518-0055805 in said Register's Office.

Tract 7—Tax Parcels 141-05-0A-908.00 & 909.00

All tracts or parcels of land shown as "OPEN SPACE A" and "OPEN SPACE B" on the plat entitled Final Plat Avondale Park Phase 2, Section 1 and of record at Instrument No. 20110208-0011105 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20100420-0029547 and by special warranty deed at Instrument No. 20050518-0055805 in said Register's Office.

Tract 8—Tax Parcels 141-05-0A-907.00 & 912.00

All tracts or parcels of land shown as "OPEN SPACE A" and "OPEN SPACE B" on the plat entitled Final Plat Avondale Park Phase 2, Section 3A and of record at Instrument No. 20101005-0079393 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20041207-0145661 and 20100420-0029547 in said Register's Office.

Tract 9—Tax Parcels 141-05-0A-913.00 & 914.00

All tracts or parcels of land shown as "OPEN SPACE A" and "OPEN SPACE B/P.U.D.E." on the plat entitled Final Plat Avondale Park Phase 2, Section 3B and of record at Instrument No. 20110208-0011099 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by special warranty deed at Instrument No. 20050518-0055805 in said Register's Office.

Tract 10—Tax Parcels 141-05-0A-910.00, 911.00 & 915.00

All tracts or parcels of land shown as "OPEN SPACE A", "OPEN SPACE B" and "OPEN SPACE C" on the plat entitled Final Plat Avondale Park Phase 2, Section 4 and of record at Instrument No. 20110208-0011100 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20100420-0029547 in said Register's Office.

Tract 11—Part of Parcel 10 on Davidson County Tax Map 141

A tract or parcel of land shown as "OPEN SPACE A", including, without limitation, the three swimming pools, cabana building and any other improvements at 2081 Leeds Lane, Nashville, TN 37221 or otherwise located thereon, on the plat entitled Final Plat Avondale, Phase 3, Section 2 and of record at Instrument No. 20151007-0102442 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantor by quitclaim deed at Instrument No. 20131218-0127661 in said Register's Office.