BOX #14

G#26777-2L

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170044935 DEEDQC
Recvd: 05/26/17 10:03 2 pgs
Fees:12.00 Taxes:0.00
20170526-0052611

State of Tennessee)
County of Williamson)

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

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2017.

Notary Public

My commission expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Turnberry Homes, L.L.C.	**"New Owner"**	**16000019200**
210 Jamestown Park Dr, Ste 102		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Cornelius-Granbery Properties, LP, a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

Turnberry Homes, L.L.C., a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LYING ON THE SOUTH SIDE OF HILL ROAD NEAR IT'S INTERSECTION WITH HEATHER LANE IN THE 32ND COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES" ON THE SOUTH RIGHT OF WAY LINE OF HILL ROAD AND BEING N 04° 12' 26" E, A DISTANCE OF 4.65 FEET FROM AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF LOT NO. 150 OF "HEARTHSTONE, PHASE 2" AS RECORDED IN PLAT BOOK 5200, PAGE 323, R.O.D.C.T.;

1. THENCE, WITH THE SOUTH RIGHT OF WAY LINE OF HILL ROAD, S 85° 45' 50" E, A DISTANCE OF 455.57 FEET TO A CONCRETE MONUMENT (OLD) AT THE NORTHWEST CORNER OF THE LAND DEEDED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY BY DEED RECORDED IN DEED BOOK 5516, PAGE 749, R.O.D.C.T.;

2. THENCE, WITH THE WEST LINE OF THE METROPOLITAN GOVERNMENT LAND, S 17° 27' 14" W, A DISTANCE OF 1067.48 FEET TO A 1/2" IRON ROD (OLD) AT THE NORTHERNMOST CORNER OF LOT NO. 222 OF "HEARTHSTONE, PHASE 6" AS RECORDED IN PLAT BOOK 6900, PAGE 254, R.O.D.C.T.;

3. THENCE, WITH THE NORTHWEST LINE OF "HEARTHSTONE, PHASE 6", S 48° 57' 23" W, A DISTANCE OF 808.77 FEET TO A "MAG" NAIL (NEW);

4. THENCE, WITH THE NORTH LINE OF "HEARTHSTONE, PHASE 4" AS RECORDED IN PLAT BOOK 5200, PAGE 547, R.O.D.C.T., N 82° 20' 10" W, A DISTANCE OF 340.28 FEET TO A 3/4" IRON ROD (OLD) AT THE NORTHWEST CORNER OF LOT NO. 212 OF "HEARTHSTONE, PHASE 4";

THENCE, WITH AN EAST LINE OF "HEARTHSTONE, PHASE 4", THE FOLLOWING FIVE CALLS (5 THROUGH 9):

5. N 19° 41' 12" W, A DISTANCE OF 309.02 FEET TO A "MAG" NAIL (NEW) IN A POST;

6. S 70° 15' 25" W, A DISTANCE OF 16.00 FEET TO A "MAG" NAIL (NEW) IN A POST;

7. N 19° 44' 35" W, A DISTANCE OF 77.00 FEET TO A 5/8" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES";

8. N 70°15' 25" E, A DISTANCE OF 16.00 FEET TO A "MAG" NAIL (NEW) IN A POST;

9. N 19° 44' 35" W, A DISTANCE OF 74.00 FEET TO A "MAG" NAIL (NEW) ON THE EAST LINE OF "HEARTHSTONE, PHASE 2";

THENCE, WITH THE EAST LINE OF "HEARTHSTONE, PHASE 2" THE FOLLOWING FIVE CALLS (10 THROUGH 14):

10. N 41° 14' 15" E, A DISTANCE OF 653.01 FEET A 5/8" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES";

11. N 26° 08' 53" E, A DISTANCE OF 226.42 FEET TO A "MAG" NAIL (NEW) AT THE NORTHEAST CORNER OF LOT NO. 154 OF "HEARTHSTONE, PHASE 2";

12. N 60° 53' 59" E, A DISTANCE OF 275.50 FEET TO A 1/2" IRON ROD (OLD) AT THE NORTHEAST CORNER OF LOT NO. 152 OF HEARTHSTONE, PHASE 2;

13. N 54° 55' 05" E, A DISTANCE OF 227.95 FEET TO A 5/8" IRON ROD (NEW) WITH A CAP STAMPED "RAGAN-SMITH & ASSOCIATES" AT THE SOUTHEAST CORNER OF LOT NO. 150 OF HEARTHSTONE, PHASE 2;

14. N 04° 12' 26" E, A DISTANCE OF 145.68 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1,158,564 SQUARE FEET OR 26.60 ACRES, MORE OR LESS, DESCRIBED ACCORDING TO A SURVEY PREPARED BY JOHN T. DARNALL, RLS NO. 1571, RAGAN-SMITH ASSOCIATES, INC., 315 WOODLAND STREET, NASHVILLE, TN 37206, DATED MARCH 1, 2017.

BEING same property interest (see below) which James T. Granbery, Jr. conveyed to Cornelius-Granbery Properties, LP, a Tennessee limited partnership by Quitclaim Deed dated January 25, 2010, of record in Instrument No. 20100128-0007020, said Register's Office. Notwithstanding the above, on the date that such quitclaim deed was executed and delivered, the said James T. Granbery, Jr. no longer owned any interest in the property, having previously conveyed away all of his interest in the property by deeds recorded in Book 5571, Page 525 and Instrument No. 20010921-0102323, said Register's Office. This quitclaim deed has been executed and delivered to confirm and clarify that Cornelius-Granbery Properties, LP, a Tennessee limited partnership has and claims no interest in the above described property. To the extent, if any, that the prior quitclaim deed conveyed any interest in the property to Cornelius-Granbery Properties, LP, the limited partnership has by execution and delivery of this deed conveyed the same to the within named Grantee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is improved property, known as: **621 Hill Road, Brentwood, TN 37027** .

Witness my/our hand(s) this **24th** day of **May, 2017.**

Cornelius-Granbery Properties, LP, a Tennessee limited partnership

By: _____, gen. partner
Charles G. Cornelius, General Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Charles G. Cornelius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Cornelius-Granbery Properties, LP, the within named bargainor, a Tennessee limited partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this **24th** day of **May, 2017.**

My Commission Expires: 1/17/21

JOHN T. COO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public