BILL GARRETT, Davidson County
Trans:T20170052982 DEEDQC
Recvd: 06/21/17 09:09 3 pgs
Fees:17.00 Taxes:0.00
20170621-0062250

This instrument prepared by:
Alvin L. Harris, Esq.
201 Fourth Avenue, North, Suite 1930
Nashville, Tennessee 37219

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| The Villages of Riverwood Homeowners Ass'n, Inc.<br>c/o Associa Tennessee<br>278 Franklin Road, Suite 140<br>Brentwood, TN 37027 | Same | common area<br>(Section One Phase 3C) |

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, Beazer Homes, LLC, a Delaware limited liability company, successor by conversion to Beazer Homes Corp., a Tennessee corporation (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey unto The Villages of Riverwood Homeowners Association, Inc., a Tennessee non-profit corporation (hereinafter referred to as "Grantee"), and to the said Grantee's heirs, successors, and assigns, all of Grantor's right, title and interest in certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Being a part of the same property conveyed to Beazer Homes LLC, by deeds recorded as Instrument Number 20100108-0001962, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, we have hereunto set our hands, this 13th day of June, 2017.

**BEAZER HOMES LLC**

By: _____
Geoff Hart, Nashville Division President

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public, Geoff Hart, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Nashville Division President of Beazer Homes, LLC, a Delaware limited liability company, successor by conversion to Beazer Homes Corp., a Tennessee corporation, , and is authorized to execute this instrument on behalf of Beazer Homes LLC as its Nashville Division President.

**WITNESS** my hand, at office this 13th day of June, 2017.

JANET GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: Jan 8, 2019

The actual consideration for this transfer of property is One Dollar ($1.00) and no other monetary consideration.

_____
AFFIANT

Sworn to and subscribed before me
this 13th day of June, 2017.

JANET GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: Jan 8, 2019

**EXHIBIT A**

Being all of the property designated as the Common Elements, Limited Common Elements, Open Space, Common Area, Amenities Area(s), or such similar designation as shown on the plat of The Villages of Riverwood, Section One, Phase 3C recorded as Instrument Number 20130405-0033853 in the Register's Office for Davidson County, Tennessee, including without limitation the following parcels shown on the above-referenced plat:

Being a part of the same property conveyed to Beazer Homes Corp. by deeds recorded as Instrument Number 20100108-0001962, Register's Office for Davidson County, Tennessee.