Bill Garrett Davidson County
Batch# 36706 DEEDQC
12/13/2017 11:07:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171213-0127070

This Instrument prepared by:
Andrew Worrell
Petitt Worrell Rocha PLLC
1 Glenlake Pkwy
Suite 1030
Atlanta, GA 30328

Address New Owner(s):	Map & Parcel Nos.:	Send Tax Bills To:
The Villages of Riverwood Homeowners Association, Inc. c/o Associa Morris Property Management 278 Franklin Road, Ste 140 Brentwoood, TN 37027-5224	Map 97 Being a portion of Parcel 16	Same

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that on this the 30th day of November, 2017, Beazer Homes, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), does hereby bargain, sell, release, remise, quit claim and convey unto The Villages of Riverwood Homeowners Association, Inc., a Tennessee non-profit corporation ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate, to wit:

See Exhibit A attached hereto and depicted on Exhibit B attached hereto

IN TESTIMONY WHEREOF, the Grantor has executed this document as of this 30th day of November, 2017.

Beazer Homes, LLC,
a Delaware limited liability company

Geoff Hart
President Divisional – Nashville Division

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30 day of November, 2016, before me personally appeared Geoff Hart, who acknowledged himself/herself to be the President Divisional – Nashville Division of Beazer Homes, LLC, and that he, as such President Divisional – Nashville Division, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

JANET GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: Jan 8, 2019

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this the 30 day of Nov, 2017

Notary Public

JANET GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: Jan 8, 2019

Exhibit A

LEGAL DESCRIPTION OF PROPERTY

BEING A PROPOSED GREENWAY EASEMENT IN DAVIDSON COUNTY, CITY OF NASHVILLE, TENNESSEE. BEING A PORTION OF PARCEL NUMBER 16.00 AS SHOWN ON DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 97. BEING BOUNDED ON THE SOUTH BY THE STONES RIVER, ON THE WEST BY THE PROPERTY OF JAMES B. WALTERS OF RECORD IN DEED BOOK 4292, PAGE 245 (R.O.D.C.T.) AND THE TERRY L. GRIGGS PROPERTY OF RECORD IN DEED BOOK 9460, PAGE 392 (R.O.D.C.T.), ON THE EAST BY THE REMAINING BROWN'S FARM PROPERTY OF RECORD IN INSTRUMENT #20081222-0122057 (R.O.D.C.T.), AND ON THE NORTH BY THE VILLAGES OF RIVERWOOD SUBDIVISION PHASE 6B AND 6C OF RECORD IN INSTRUMENT #201510230107918 AND #201601290008909 (R.O.D.C.T.) SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

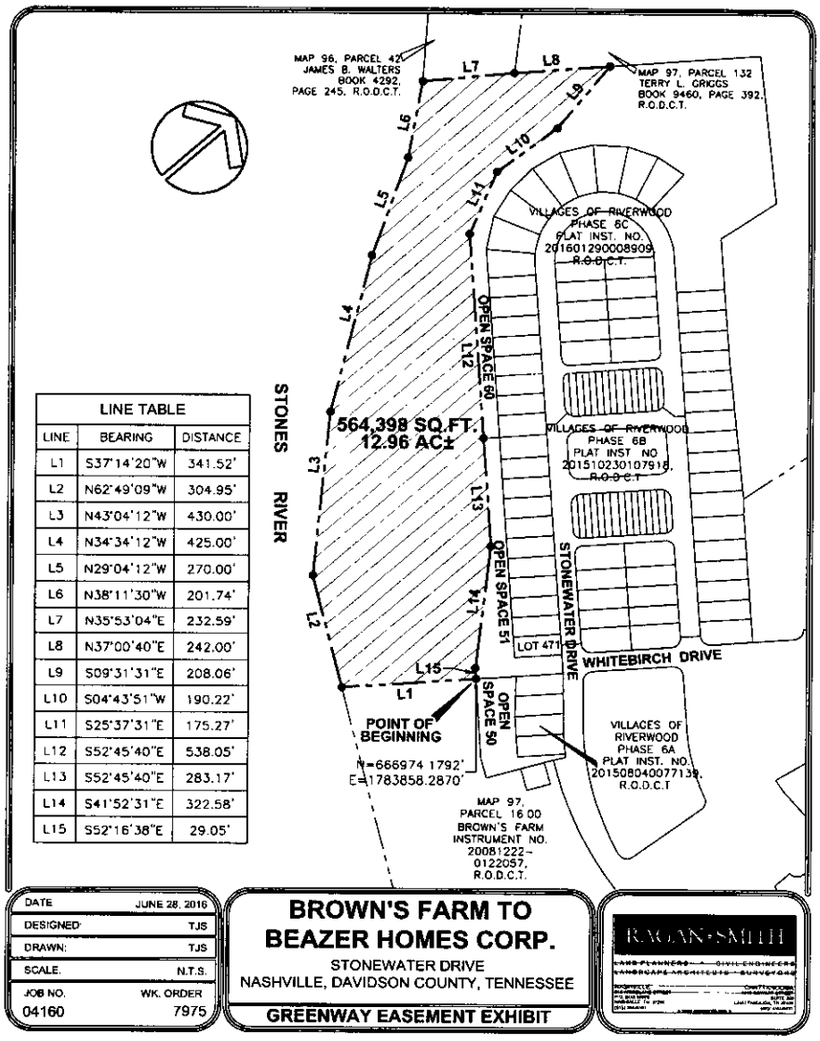
POINT OF BEGINNING BEING A POINT IN THE WESTERLY LINE OF THE SAID BROWN'S FARM PROPERTY AND THE SOUTHERLY LINE OF THE SAID VILLAGES OF RIVERWOOD SUBDIVISION AND ALSO BEING THE NORTHEAST CORNER OF THE EASEMENT HEREIN DESCRIBED, HAVING A NORTHING OF 666,974.18 AND AN EASTING OF 1,783,858.29 (NAD83); THENCE LEAVING THE SAID VILLAGES OF RIVERWOOD PROPERTY SOUTH 37 DEGREES 14 MINUTES 20 SECONDS WEST, 341.52 FEET TO A POINT ON THE NORTHERLY SIDE OF THE STONES RIVER; THENCE WITH THE STONES RIVER NORTH 62 DEGREES 49 MINUTES 09 SECONDS WEST 304.95 FEET TO A POINT; THENCE NORTH 43 DEGREES 04 MINUTES 12 SECONDS WEST 430.00 FEET TO A POINT; THENCE NORTH 34 DEGREES 34 MINUTES 12 SECONDS WEST, 425.00 FEET TO A POINT; THENCE NORTH 29 DEGREES 04 MINUTES 12 SECONDS WEST, 270.00 FEET TO A POINT; THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, 201.74 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE SAID WALTERS PROPERTY; THENCE LEAVING THE STONES RIVER WITH THE SAID WALTERS PROPERTY NORTH 35 DEGREES 53 MINUTES 04 SECONDS EAST, 232.59 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE SAID GRIGGS PROPERTY; THENCE LEAVING THE WALTERS PROPERTY WITH THE SAID GRIGGS PROPERTY NORTH 37 DEGREES 00 MINUTES 40 SECONDS EAST, 242.00 FEET TO A POINT; THENCE LEAVING THE SAID GRIGGS PROPERTY WITH THE VILLAGES OF RIVERWOOD SUBDIVISION THE FOLLOWING SEVEN CALLS: SOUTH 09 DEGREES 31 MINUTES 31 SECONDS EAST, 208.06 FEET TO A POINT; THENCE SOUTH 04 DEGREES 43 MINUTES 51 SECONDS WEST, 190.22 FEET TO A POINT; THENCE SOUTH 25 DEGREES 37 MINUTES 31 SECONDS EAST 175.27 FEET TO A POINT; THENCE SOUTH 52 DEGREES 45 MINUTES 40 SECONDS EAST, 538.05 FEET TO A POINT; THENCE SOUTH 52 DEGREES 45 MINUTES 40 SECONDS EAST 283.17 FEET TO A POINT; THENCE SOUTH 41 DEGREES 52 MINUTES 31 SECONDS EAST, 322.58 FEET TO A POINT; THENCE SOUTH 52 DEGREES 16 MINUTES 38 SECONDS EAST, 29.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 564,398 SQUARE FEET OR 12.96 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to Beazer Homes, LLC by Special Warranty Deed recorded as Instrument Number 20161101-0115413.

Exhibit B

DEPICTION OF PROPERTY



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S37°14'20"W	341.52'
L2	N62°49'09"W	304.95'
L3	N43°04'12"W	430.00'
L4	N34°34'12"W	425.00'
L5	N29°04'12"W	270.00'
L6	N38°11'30"W	201.74'
L7	N35°53'04"E	232.59'
L8	N37°00'40"E	242.00'
L9	S09°31'31"E	208.06'
L10	S04°43'51"W	190.22'
L11	S25°37'31"E	175.27'
L12	S52°45'40"E	538.05'
L13	S52°45'40"E	283.17'
L14	S41°52'31"E	322.58'
L15	S52°16'38"E	29.05'

DATE	JUNE 28, 2016
DESIGNED:	TJS
DRAWN:	TJS
SCALE:	N.T.S.
JOB NO.	WK. ORDER
04160	7975

BROWN'S FARM TO BEAZER HOMES CORP.

STONEWATER DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

GREENWAY EASEMENT EXHIBIT

RAGAN-SMITH

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