Bill Garrett Davidson County
Batch# 37035 DEEDQC
12/14/2017 11:10:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20171214-0127541

This instrument was prepared solely from information provided by and at the direction of the parties to the transaction and without the benefit of an independent title search.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map: 034-07-0-A

Parcel: 173.00CO

The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me this the 15th day of November, 2017.

My Commission Expires: 1/9/18

Notary Public

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW
1900 CHURCH STREET, SUITE 301, NASHVILLE, TENNESSEE 37203

ADDRESS OF NEW OWNER (S):	SEND TAX BILLS TO:
Harbor Village P.U.D. Assn., Inc.	"New Owner"
(Name)	(Name)
2200 21st Avenue South, Suite 200	
(Street Address)	(Street Address)
Nashville Tennessee 37212	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, that, **Coleman Lake Partners, LLC, a Tennessee Limited Liability Company**, hereinafter called the **"Grantor"**, does hereby quitclaim all of its right, title and interest to **Harbor Village P.U.D. Assn., Inc.,**

hereinafter called the **"Grantee"**, its successors, heirs and or assigns, in and to that certain tract or parcel of land in Davidson County, to-wit:

Land in Davidson County, Tennessee and being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of Spring Branch Drive at the easterly terminus of Spring Branch Drive at a corner common with Lot 10 of Harbor Village, Phase 2, as of record in Plat Book 8250, page 886, Register's Office for Davidson County, Tennessee, also being the property of Robert J. Thomas, of record in Instrument No. 20010905-0096228, said Register's Office;

Thence leaving the southerly right-of-way line of Spring Branch Drive, with the easterly terminus of Spring Branch Drive, North 78 deg. 07 min. 33 sec. east 52.11 feet to a point at the intersection with the northerly right-of-way line of Spring Branch Drive, at a corner common with Lot 9 of said Harbor Village, Phase 2, also being the property of Stanley W. and Patricia P. Searcy, of record in Instrument No. 20000817-0081430, said Register's Office;

Thence leaving the northerly right-of-way line and the easterly terminus of Spring Branch Drive with the easterly property line of said Lot 9, North 36 deg. 29 min. 55 sec. east, 105.62 feet to an existing iron rod in the southerly property line of Lot 8 of the said Harbor Village, Phase 2, also being the property of Emily F. Burrow, as of record in Instrument Number: 20030506-0060066, at the Register's office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 8, South 71 deg 56 min. 47 sec. East, 19.84 feet to an existing iron rod, at a corner common with Lot 5 of said Harbor Village, Phase 2, also being the property of Judy M. Crouch & William E. Malone, et. ux., as of record in Instrument No. 20020411-0045262 at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 5, South 63 deg. 08 min. 21 sec. east, 104.50 feet to an existing concrete monument;

Thence with the easterly property line of said Lot 5, North 18 deg. 03 min 21 sec. east 232.86 feet to an existing iron rod at the corner common with Lot 4 of said Harbor Village, Phase 2, also being the property of B.I.G. Development, Inc., as of record in Instrument No. 20020408-043048, at the Register's Office for Davidson County, Tennessee, also at a corner common with Harbor Village Phase I, (Revised), as of record in Plat Book 6900, page 37, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Harbor Village, Phase I (Revised), South 76 deg. 10 min. 23 sec. east, 260.28 feet to a point in the property of Glen F. Nabors, et ux. as of record in Deed Book 7928, page 378, at the Register's Office for Davidson County, Tennessee;

Thence with a severance line through the property of Glenn F. Nabors, et ux for the following 10 calls:

1) South 18 deg. 53 min. 24 sec. west 96.68 feet to a point,
2) South 14 deg. 01 min. 40 sec. west 117.23 feet to a point,
3) South 02 deg. 29 min. 27 sec. west, 152.70 feet to a point,
4) South 59 deg. 53 min. 18 sec. west 43.32 feet to a point,
5) South 61 deg. 36 min. 57 sec. west 41.91 feet to a point,
6) South 52 deg. 13 min 02 sec. west 39.98 feet to a point,
7) South 01 deg. 06 min. 11 sec east, 31.40 feet to a point,
8) South 25 deg. 03 min. 58 sec. east, 91.30 feet to a point,
9) South 29 deg. 01 min. 41 sec. east, 178.50 feet ton point,
10) South 50 deg. 56 min. 42 sec. west, 81.62 feet to an existing iron rod, at a corner common with the property of George M. & Debra J. Carpenter, as of record in Instrument Number: 20021101-0133906, at the Register's Office for Davidson County, Tennessee, and the property of Johnny W. & Evelyn G. Hargis, as of record in Instrument No. 20030806-0111565, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of George M. & Debra J. Carpenter, North 39 deg. 03 min. 18 sec, west, 193.39 feet to an existing iron rod, at a corner common with Lot 55 of Sheperd Hills, Section 2, as of record in Plat Book 2900, page 12, Register's Office for Davidson County, Tennessee, also being the property of Charles D. Williams, et ux. as of record in Deed Book 4611, page 311, Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said lot 55, North 31 deg. 47 min, 00 sec. west, 143.72 feet to an existing iron rod, at a corner common with Lot 54 of said Sheperd Hills, Section 2, also being the property of Eugene E & Betty J. Glaeser as of record in Instrument No. 20021105-0136035 at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 54, North 52 deg 48 min. 38 sec West 125.00 feet to a point, at a corner common with Lot 53 of the said Sheperd Hills, Section 2, also being the property of Christopher D. Isele, as of record in Instrument No. 20020709-0082509 at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 53, north 73 deg 07 min 38 sec. west, 134.70 feet to a point, at a corner common with Lot 52 of said Sheperd Hills, Section 2, also being the property of Brian & Rosanna W. Franklin, as of record in Instrument No. 20030805-0110760 at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of said Lot 52, north 55 deg. 56 min. 38 sec west 113.10 feet to a point in the northerly property line of Lot 51 of the said Sheperd Hills, Section 2, also being the property of Charles B. Steakley, et ux. as of record in Deed Book 3345, page 353 Register's Office for Davidson County, Tennessee and at a corner common with said Lot 10;

Thence with the easterly property line of said Lot 10, North 39 deg. 58 min 48 sec east, 122.40 feet to the point of beginning.

Being the same property conveyed to Coleman Lake Partners, LLC, a Tennessee Limited Liability Company, by deed from Glenn F. Nabors and wife, Nancy A. Nabors, of record in Instrument No. 20040901-0105947, Register's Office for Davidson County, Tennessee. The said Coleman Lake Partners, LLC having since been administratively dissolved, the subject property is being conveyed for the purpose of liquidating its business in accordance with T.C.A. § 48-245-302.

Being improved property known as 4.985 Acres Spring Branch Drive, Madison, TN

Said property is conveyed subject to the restrictions of record, all zoning regulations, building restrictions, setback lines and agreements of the parties, their successors and assigns and other such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS HEREOF, I have hereunto set my hand on this the 15th day of November, 2017.

Coleman Lake Partners, LLC

By: William A. Watson
Its: Chief Manager

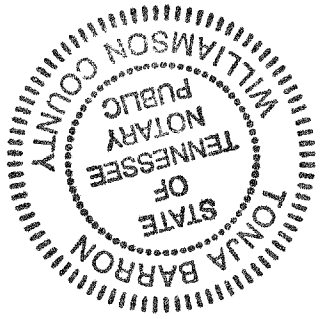
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared **William A. Watson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her/his oath, acknowledged herself/himself to be a Member of Coleman Lake Partners, LLC, and that she/he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as such Member.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of November, 2017.

Notary Public

My Commission Expires: 10/31/2020



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SCOTT D. WEISS

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT D. WEISS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/09/2018

Notary Public