Bill Garrett Davidson County
Batch# 64002 DEEDQC
03/01/2018 11:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180301-0019301

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

Forest WDKJ.

ADDRESS NEW OWNER: Woodland ~~Point~~ Homeowners Association
408 General George Patton Rd.
Nashville TN 37221

SEND TAX BILLS TO: SAME
MAP-PARCEL NOS. P/O Map & Parcel 173-04-0-B-001.00-CO

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **KDS Investments General Partnership, a Tennessee general partnership** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Woodland Forest Homeowners Association, Inc., a Tennessee Non-Profit Corporation,** (herein "Grantee") their successors and assigns, all of its interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being a part of the same property conveyed to KDS Investments General Partnership, a Tennessee general partnership, by Deed appearing of record in Instrument No. 20140430-0036286, Register's Office for Davidson County, Tennessee.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 28th day of Feb 2018.

KDS Investments General Partnership

By: Steven R Griffith, Trustee

Steven R. Griffith, Trustee of the
Steven R. Griffith Irrevocable Trust dated December 9, 2016, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Steven R. Griffith, Trustee of the Steven R. Griffith Irrevocable Trust dated December 9, 2016, as Partner of KDS Investments General Partnership, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Partner of KDS Investments General Partnership, the within named bargainor, and that he as such Partner of KDS Investments General Partnership executed the within instrument for the purposes therein contained by signing the name of the company by the said Steven R. Griffith as Trustee of the Steven R. Griffith Irrevocable Trust dated December 9, 2016, as Partner of KDS Investments General Partnership.

Witness my hand and official seal at office, this 28th day of Feb 2018

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Steven R Griffith
Affiant

Subscribed and sworn to before me this 28th day of Feb 2018.

Notary Public
My Commission Expires

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

EXHIBIT A

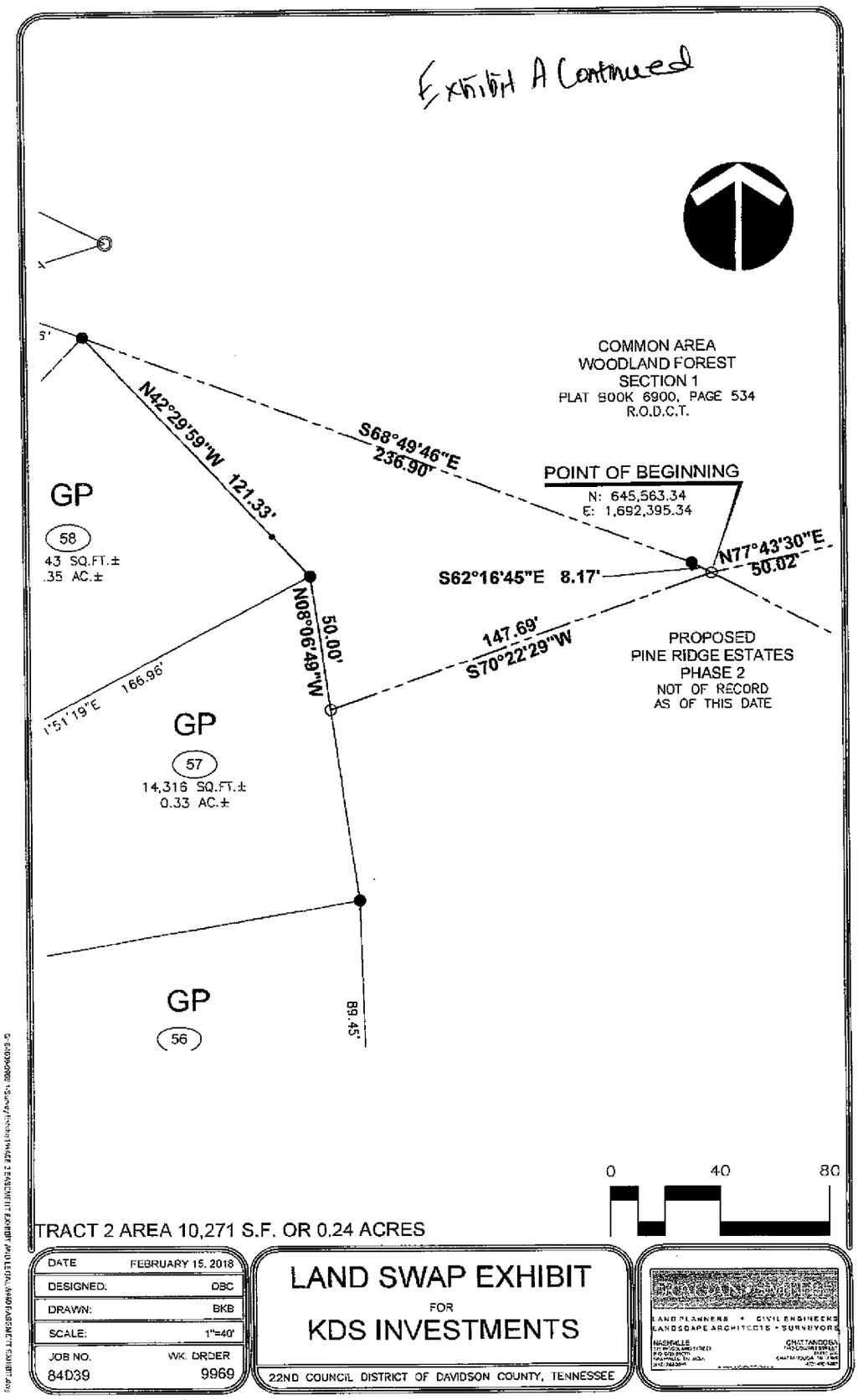
BEING A PROPOSED TRACT OF LAND IN THE WESTERN PORTION OF DAVIDSON COUNTY, LYING IN THE 22ND COUNCIL DISTRICT OF NASHVILLE, TENNESSEE. BOUNDED ON THE NORTH BY THE OPEN SPACE /COMMON AREA OF WOODLAND FOREST SECTION 1 AS RECORDED IN PLAT BOOK 6900, PAGE 534 AND ON THE SOUTHWEST AND SOUTHEAST BY KDS INVESTMENTS, G.P., ALSO KNOWN AS PROPOSED OPEN SPACE AND PUBLIC UTILITY AND DRAINAGE EASEMENT OF PINE RIDGE ESTATES (PLAT NOT OF RECORD AT THIS TIME) AS WELL AS PROPOSED LOTS 57 AND 58 OF SAID UN-RECORDED PLAT, PROPERTY BEING RECORDED IN INSTRUMENT 201404300036286 REGISTERS OFFICE DAVIDSONC OUNTY TENNESSEE (R.O.D.C.T.). SAID PROPOSED TRACT 2 BEING DESCRIBED AS FOLLOWS:

POINT OF BEGNNING BEING A POINT AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; HAVING A NORTHING OF 645,563.34 AND AN EASTING OF 1,692,395.34; THENCE WITH A SEVERANCE LINE THE FOLLOWING: SOUTH 70 DEGREES 22 MINUTES 29 SECONDS WEST 147.69 FEET TO A POINT; THENCE NORTH 8 DEGREES 06 MINUTES 49 SECONDS WEST 50.00 FEET TO A POINT; THENCE NORTH 42 DEGREES 29 MINUTES 59 SECONDS WEST 121.33 FEET TO A POINT; THENCE SOUTH 68 DEGREES 49 MINUTES 46 SECONDS EAST 236.90 FEET TO A POINT; THENCE SOUTH 62 DEGREES 16 MINUTES 45 SECONDS 8.17 FEET TO THE POINT OF BEGINNINGING.

[See survey attached as Exhibit A continued.]

CONTAINING APPROXIMATELY 10,271 SQUARE FEET OR 0.24ACRES.

Exhibit A Continued




TRACT 2 AREA 10,271 S.F. OR 0.24 ACRES

| | |
|---|---|
| DATE | FEBRUARY 15, 2018 |
| DESIGNED: | DBC |
| DRAWN: | BKB |
| SCALE: | 1"=40' |
| JOB NO. | WK. ORDER |
| 84039 | 9969 |

# LAND SWAP EXHIBIT

FOR

## KDS INVESTMENTS

22ND COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE


LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
CHATTANOOGA


G:\84039\9969 LS\Survey\Exhibits\84039 EASEMENT EXHIBIT.dwg

# AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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

x _____
Signature

State of TN
County of Davidson

Personally appeared before me, Mary Kathryn Charlton, a notary public for this county and state, Cindy S. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public
My Commission Expires: 7-8-19

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY