Karen Johnson Davidson County
Batch# 211396 DEEDQC
03/29/2019 09:20:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190329-0028382

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC (JDS)
7101 Executive Center Drive, Suite 151
Brentwood, Tennessee 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCELS:**
Banbury Crossing Homeowners Association, Inc.	**"New Owner"**	**172-09-A 166, 167, 902, 903, 904, 905, 906, 907, 908, 909 231, 261, 900 & 901**
177 Belle Forest Circle, Ste A		
Nashville, Tennessee 37221		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, **JONES LAND COMPANY, LLC, a Tennessee limited liability company** for and in consideration of Ten and no/100--($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and does hereby convey remise, release and forever quitclaim unto **BANBURY CROSSING HOMEONWERS ASSOCIATION, INC., a Tennessee corporation,** its entire right, title and interest in and to a certain tracts of land in Davidson County, Tennessee, described as follows:

TRACT ONE:

Land in Davidson County, Tennessee, being all of the Open Space as shown on the Plat of Third Revision, Section One, Banbury Crossing, of record under Plat Book 9700, pages 536-537, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

TRACT TWO:

Land in Davidson County, Tennessee, being all of the Open Space and HOA Amenity Areas as shown on the Final Plat of Section Two, Banbury Crossing, of record under Plat Book 9700, pages 605-609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

TRACT THREE:

Land in Davidson County, Tennessee, being all of the Open Space as shown on the Final Plat of Section Three, Banbury Crossing, of record under Plat Book 9700, pages 665-666, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

TRACT FOUR:

Land in Davidson County, Tennessee, being all of the Open Space as shown on the Final Plat of Section Four, Banbury Crossing, of record under Instrument No. 20000114-0004987, Instrument No. 20000114-0004988 and Instrument No. 20000114-0004989, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

TRACT FIVE:

Land in Davidson County, Tennessee, being all of the Open Space as shown on the Final Plat of Revision One of Section Four, Banbury Crossing, of record under Instrument No. 20040121-0008062, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

TRACT SIX:

Land in Davidson County, Tennessee, being all of the Open Space as shown on the Final Plat of Section Five-A, Banbury Crossing, of record under Instrument No. 20020830-0105357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

TRACT SEVEN:

Land in Davidson County, Tennessee, being all of the Open Space as shown on the Final Plat of Section Five B, Banbury Crossing, of record under Instrument No. 20040618-0072253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Jones Land Company, LLC, by deed from James J. Conner, Trustee, of record in Book 10221, page 183; deed from John L. Lee and wife, Julia F. Lee a/k/a Frances Lee of record in Book 10221, page 190; deeds from Raymond L. Barrett, of record in Book 10221, pages 232 and 236; deed from Julian Keith Crowe and wife, Mary Ann Crowe of record in Book 10234, page 299; quitclaim deed from Jones Company Custom Homes of Tennessee, Inc. of record in Book 10305, page 149; deed from J.H. McPherson and wife, Sarah Waller McPherson of record in Book 10434, page 837; and quitclaim deeds of record in Book 10221, pages 194 and 197; all of record in the Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Open Space in Banbury Crossing, Nashville, Tennessee

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 18 day of March, 2019.

JONES LAND COMPANY, LLC

By: Julie M Ellis
Its: CFO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Julie M Ellis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the CFO of Jones Land Company, LLC, a limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Jones Land Company, LLC by Julie M. Ellis as such officer.

Witness my hand and official seal at Franklin, Tennessee, this 18 day of March, 2019.

Jennifer L Stacy
Notary Public

My commission expires: 10/3/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ - 0.00-.

Affiant

Sworn to and subscribed before me this the 18 day of March, 2019.

Notary Public

My commission expires:

10/3/21